

Executive Summary Report

Characteristics-Based Market Adjustment for 2006 Assessment Roll

Area Name / Number Vashon Island/100
Previous Physical Inspection: 2002

Improved Sales:

Number of Sales: 527

Range of Sale Dates: 1/2003 - 12/2005

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2005 Value	\$123,600	\$231,200	\$354,800	\$391,600	90.6%	18.47%
2006 Value	\$136,700	\$246,000	\$382,700	\$391,600	97.7%	18.48%
Change	+\$13,100	+\$14,800	+\$27,900		+7.1%	-0.01%
% Change	+10.6%	+6.4%	+7.9%		+7.8%	-0.05%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.01% and -0.05% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2005 Value	\$142,700	\$231,600	\$374,300
2006 Value	\$157,900	\$245,800	\$403,700
Percent Change	+10.7%	+6.1%	+7.9%

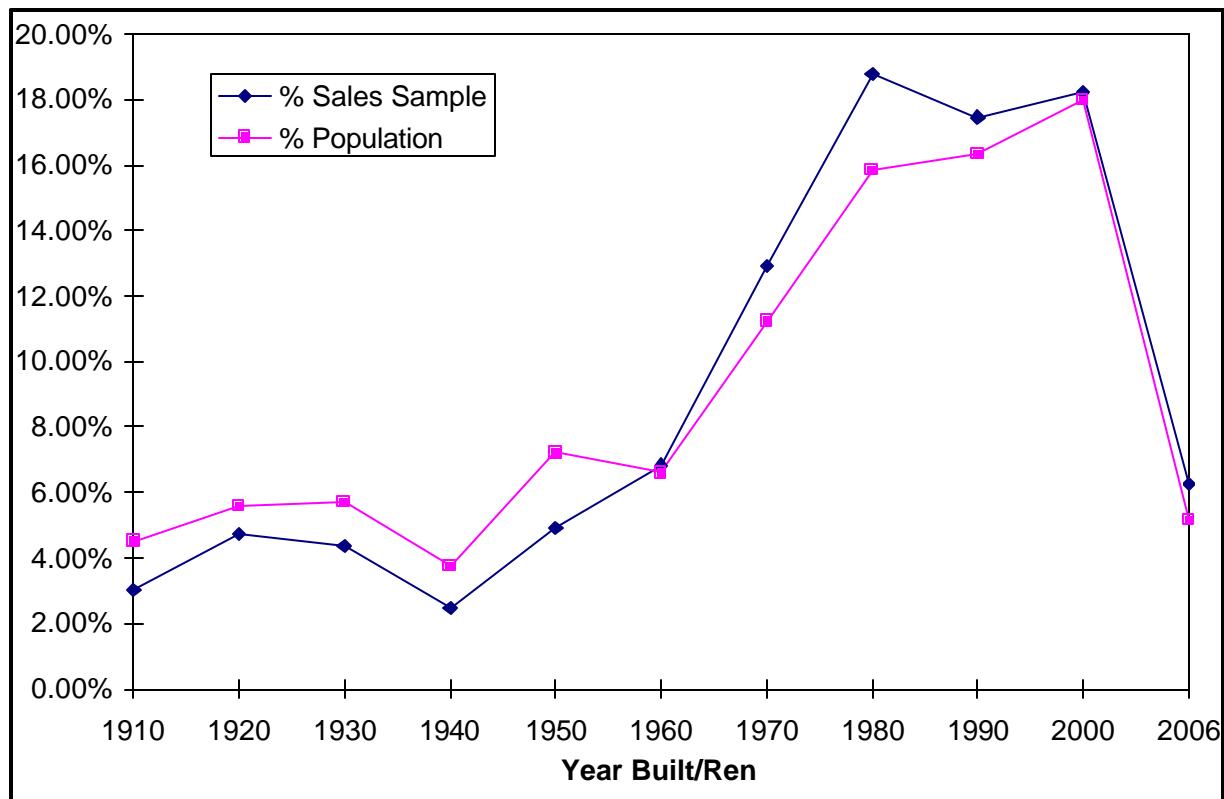
Number of one to three unit residences in the Population: 4141

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results precluded adjustments by the various categories. A single adjustment is applied to all improved properties in the area. Taking into account the variables per IAAO, this adjustment will improve assessment levels.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample			Population		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	16	3.04%	1910	187	4.52%
1920	25	4.74%	1920	232	5.60%
1930	23	4.36%	1930	237	5.72%
1940	13	2.47%	1940	156	3.77%
1950	26	4.93%	1950	299	7.22%
1960	36	6.83%	1960	274	6.62%
1970	68	12.90%	1970	465	11.23%
1980	99	18.79%	1980	656	15.84%
1990	92	17.46%	1990	676	16.32%
2000	96	18.22%	2000	745	17.99%
2006	33	6.26%	2006	214	5.17%
		527			4141

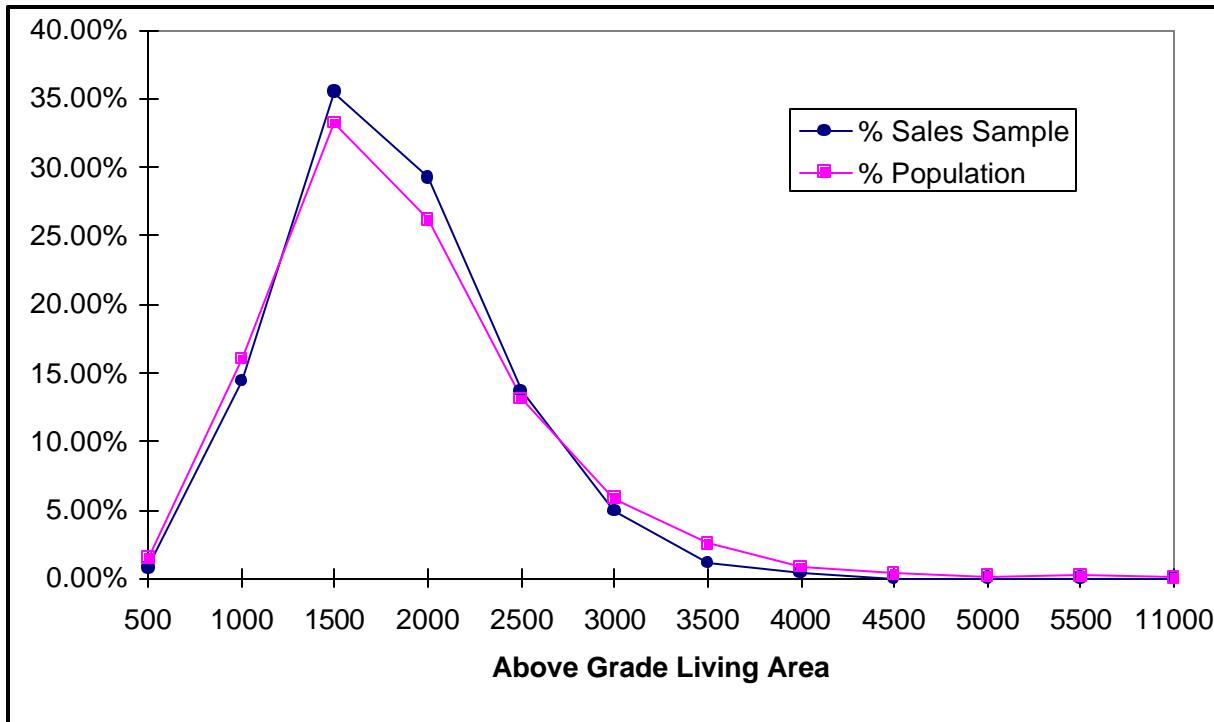


Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	4	0.76%
1000	76	14.42%
1500	187	35.48%
2000	154	29.22%
2500	72	13.66%
3000	26	4.93%
3500	6	1.14%
4000	2	0.38%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
11000	0	0.00%
		527

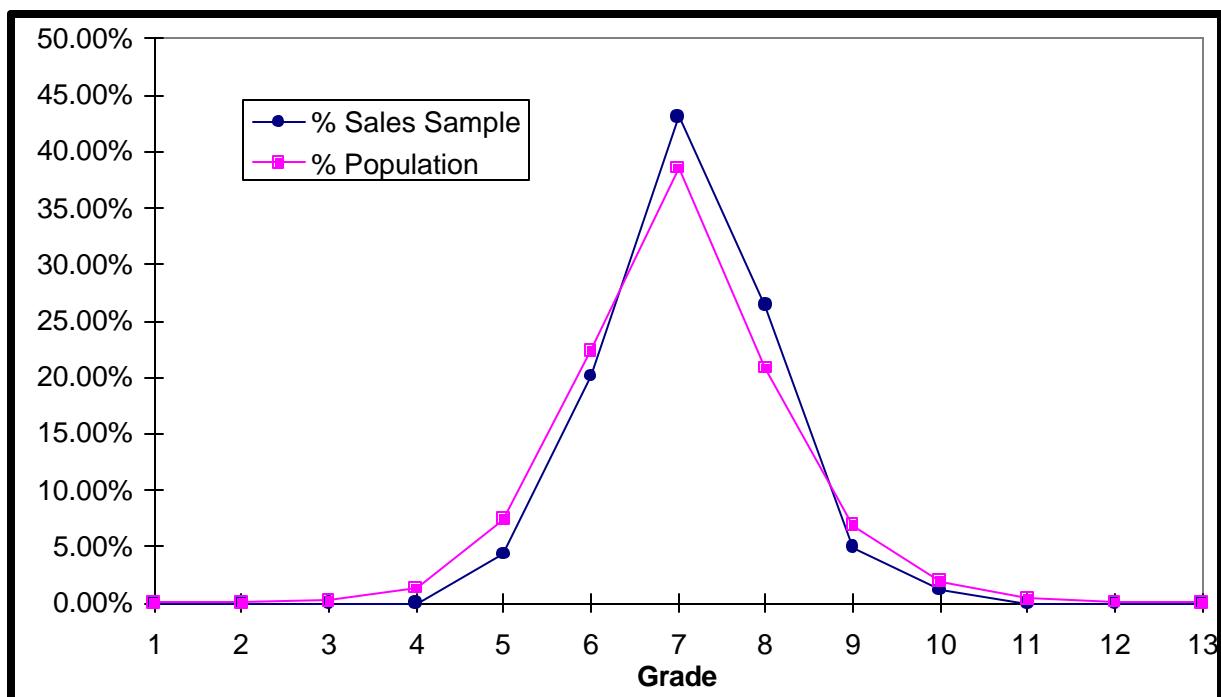
Population		
AGLA	Frequency	% Population
500	61	1.47%
1000	663	16.01%
1500	1377	33.25%
2000	1083	26.15%
2500	542	13.09%
3000	243	5.87%
3500	105	2.54%
4000	36	0.87%
4500	14	0.34%
5000	7	0.17%
6500	8	0.19%
11000	2	0.05%
		4141



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

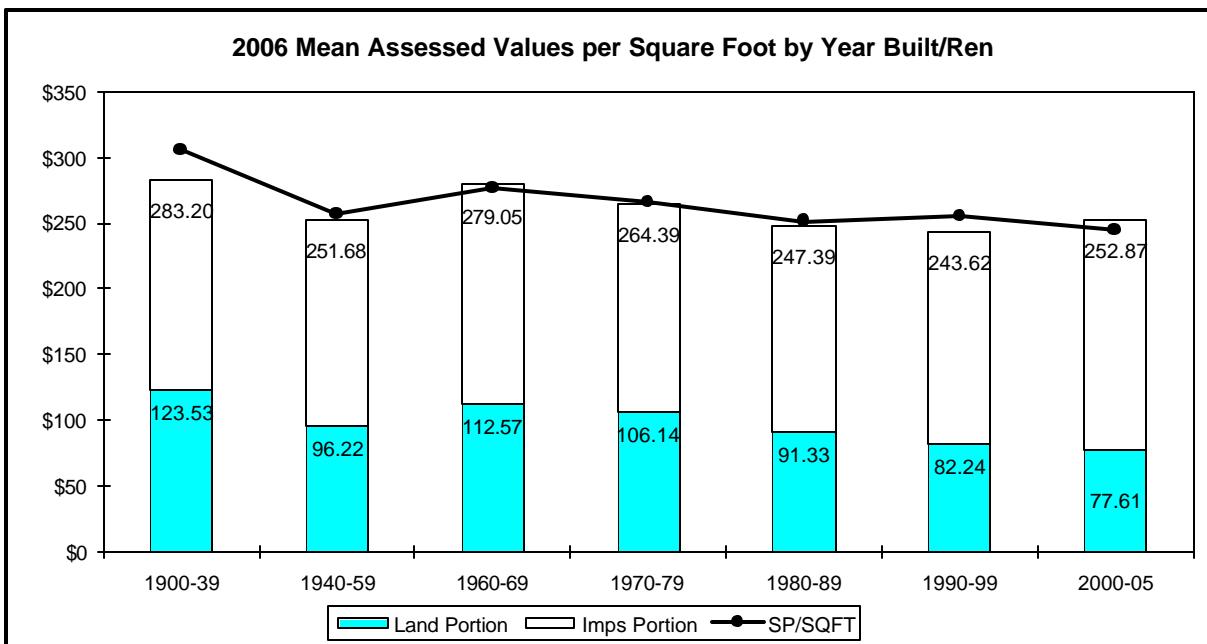
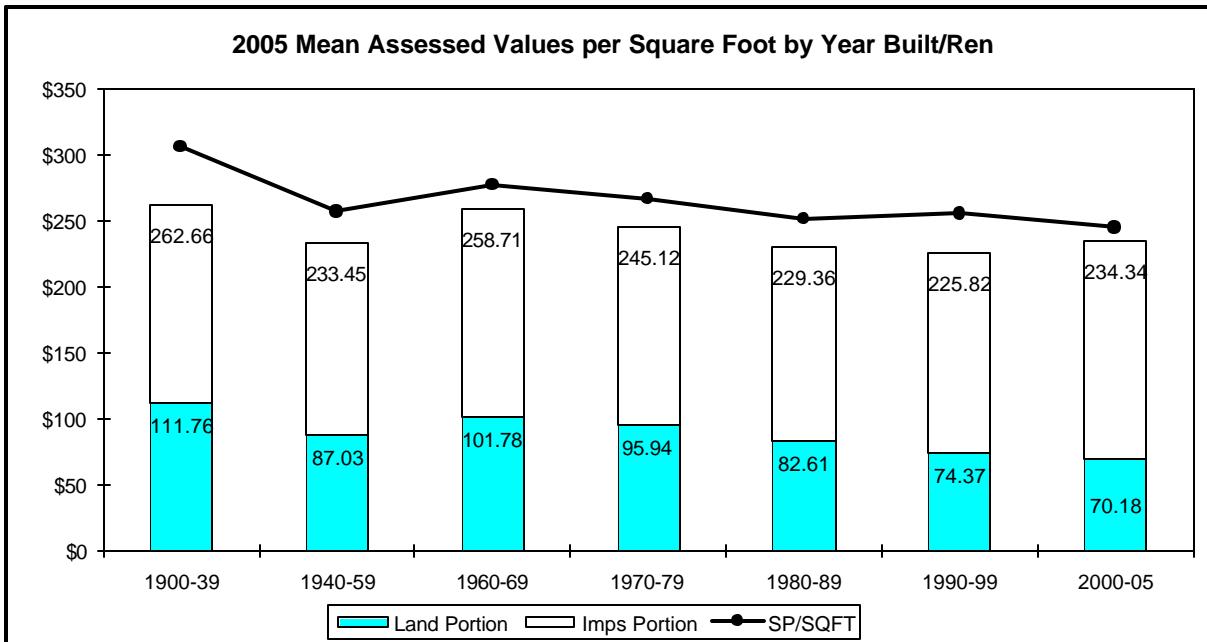
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	1	0.02%
2	0	0.00%	2	1	0.02%
3	0	0.00%	3	8	0.19%
4	0	0.00%	4	54	1.30%
5	23	4.36%	5	307	7.41%
6	106	20.11%	6	926	22.36%
7	227	43.07%	7	1596	38.54%
8	139	26.38%	8	861	20.79%
9	26	4.93%	9	285	6.88%
10	6	1.14%	10	81	1.96%
11	0	0.00%	11	16	0.39%
12	0	0.00%	12	4	0.10%
13	0	0.00%	13	1	0.02%
527			4141		



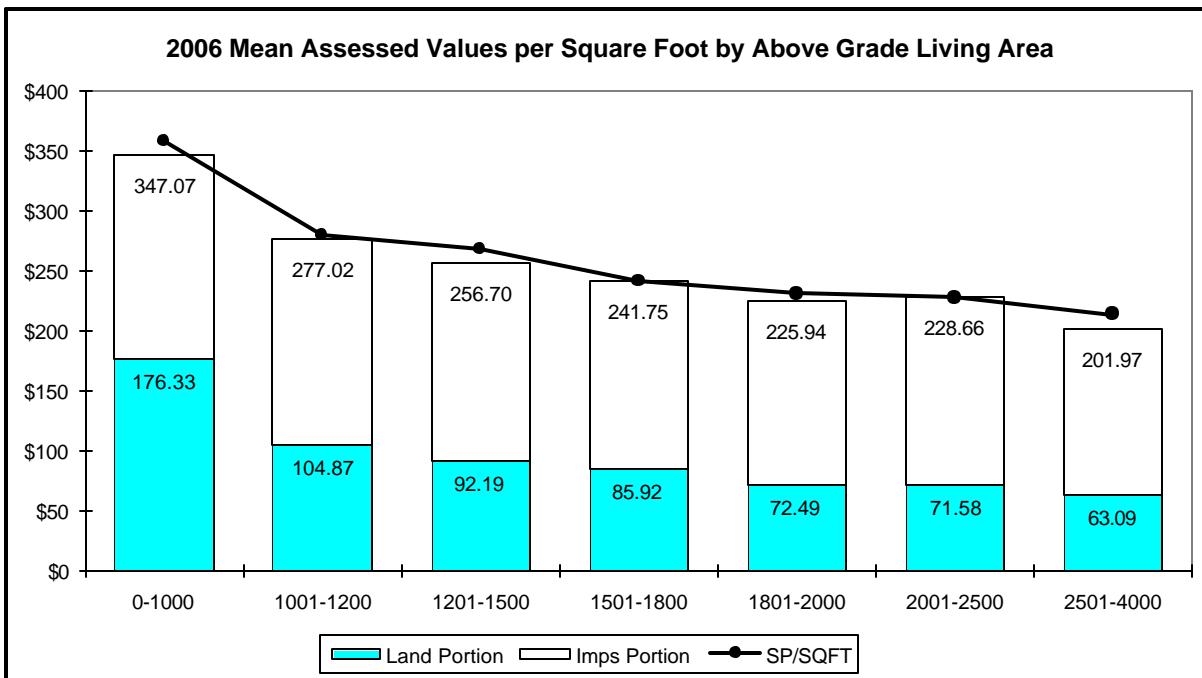
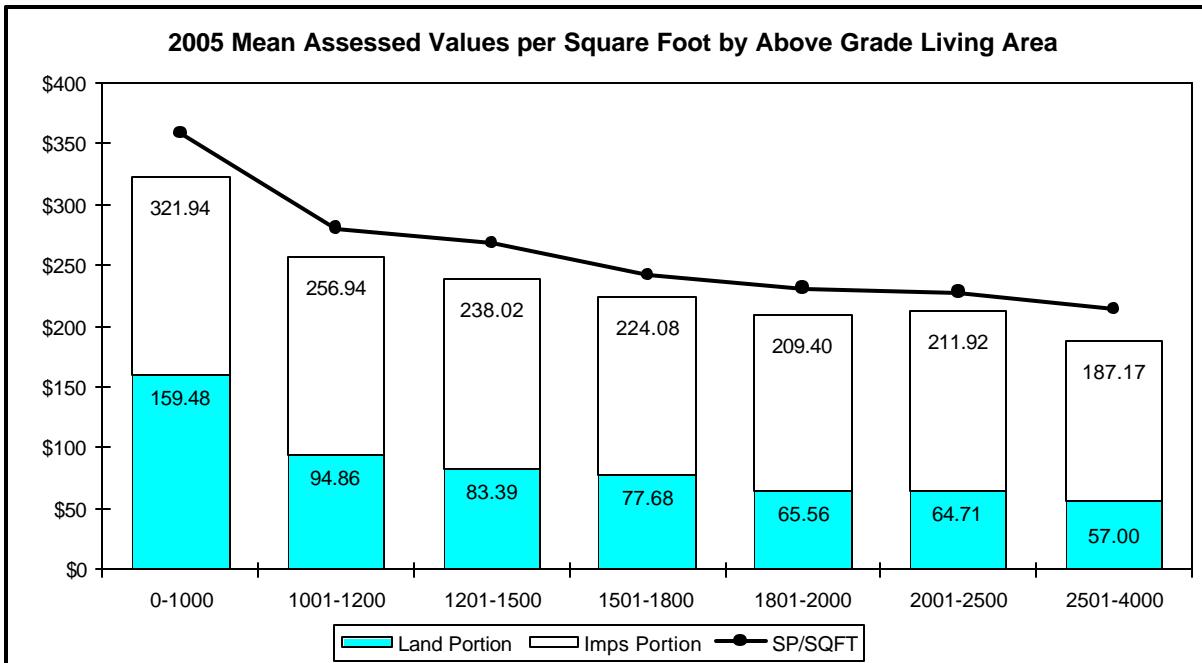
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2005 and 2006 Per Square Foot Values
By Year Built / Renovated**



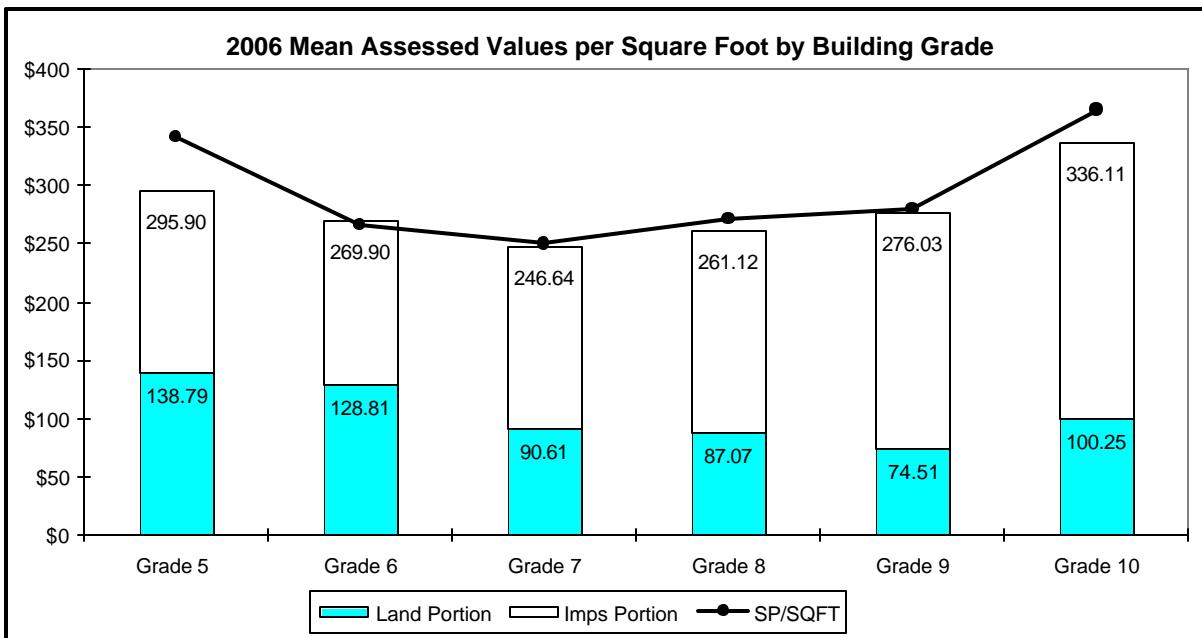
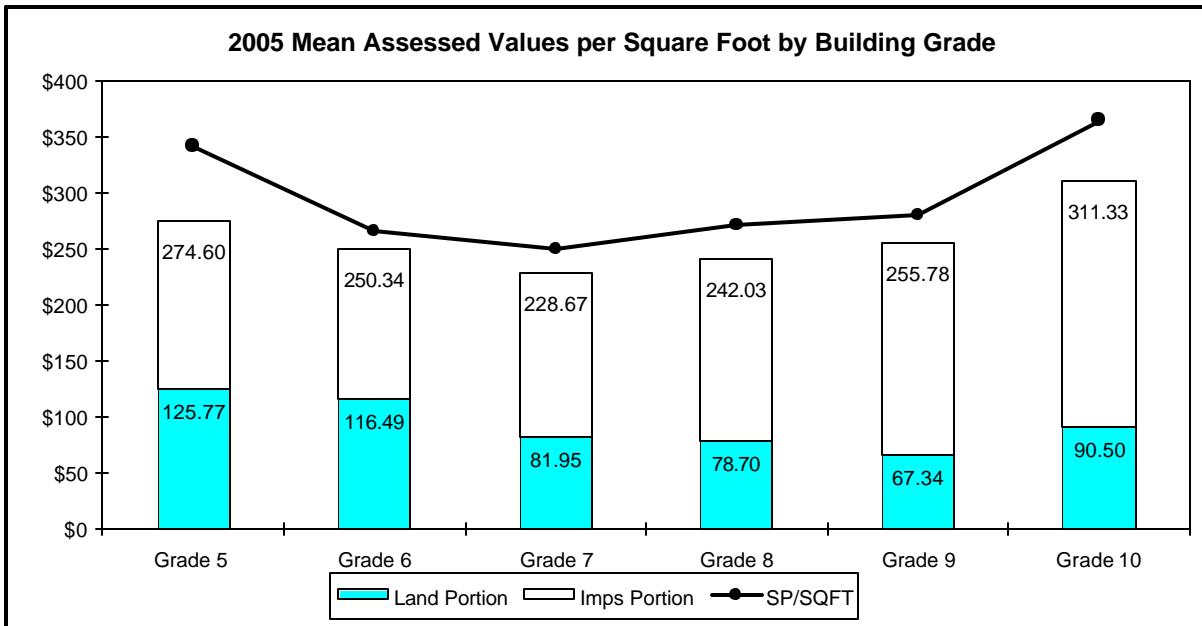
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values
By Above Grade Living Area**

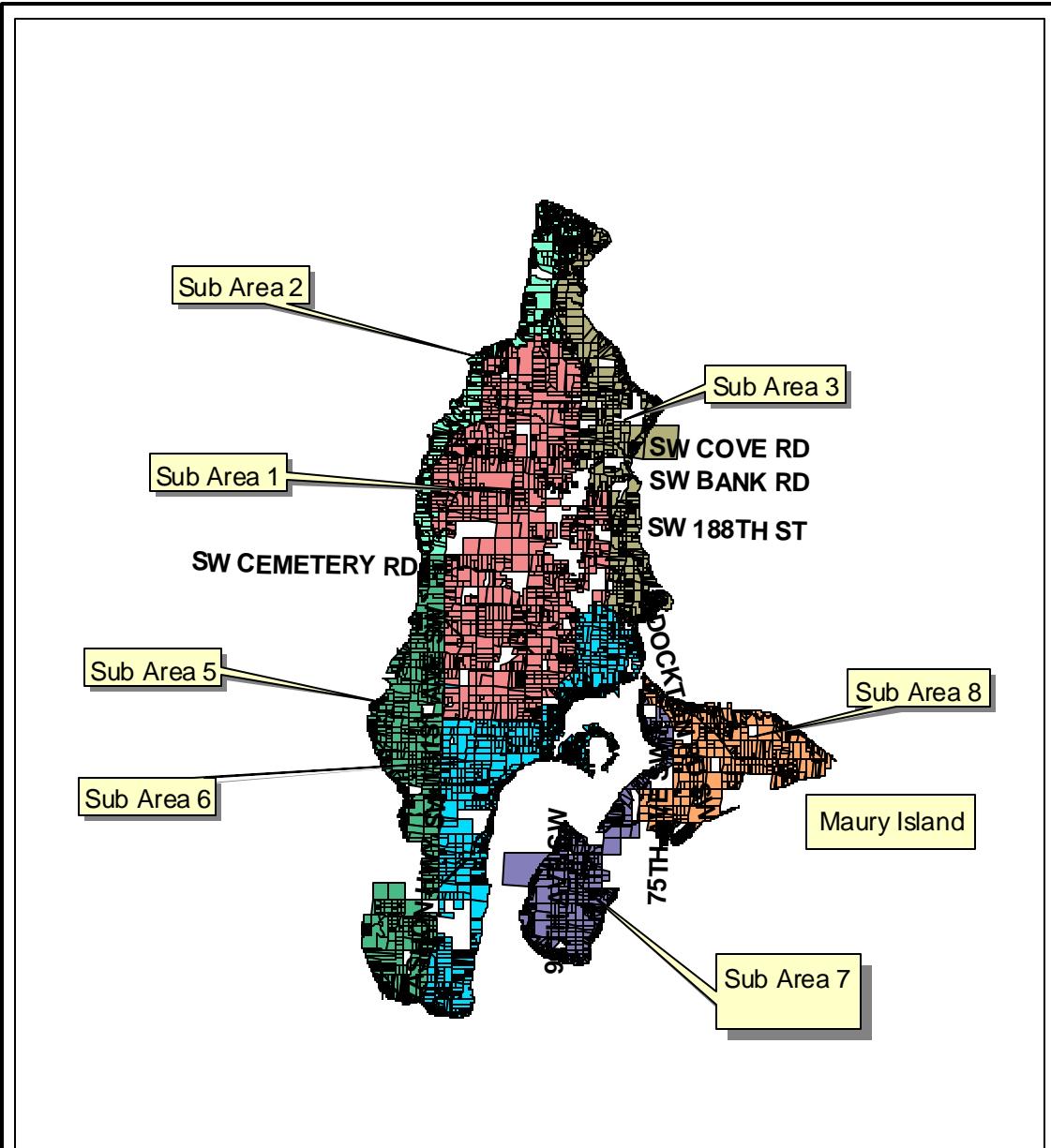


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



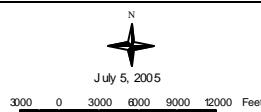
Area 100 Vashon Island

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King County
Department of Assessments

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Sub Areas
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Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 112 usable waterfront and non-waterfront land sales available in the area, and their 2005 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 11% increase in land assessments in the area for the 2006 Assessment Year. The formula is:

$$2006 \text{ Land Value} = 2005 \text{ Land Value} \times 1.11, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 527 usable residential sales in the area. Based on the 527 useable improved property sales, and their 2005 Assessment Year assessed values, an overall market adjustment was derived.

Improved Parcel Update (continued)

The analysis for this area consisted of a general review of applicable characteristics which might be used in the model such as grade, age, condition, stories, living areas, lot size and neighborhoods. However, analysis of the sales and these characteristics precluded adjustments by various categories. A single adjustment is applied to all improved properties in the area. Taking into account the variables per IAAO, this adjustment will improve assessment levels.

The derived adjustment formula is:

$$2006 \text{ Total Value} = 2005 \text{ Total Value} / 0.9259259$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2006 \text{ Improvements Value} = 2006 \text{ Total Value} \text{ minus } 2006 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2006 Land Value + Previous Improvement Value * 1.064)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2006 Land Value + Previous Improvement Value * 1.064).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If imp count = 1 and an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If residential properties exist on commercially zoned land, there is no change from previous value.
(2006 total value = 2005 total value)

Mobile Home Update

There were 39 useable mobile home sales in the area. Based on those sales, mobile home parcels will be valued using the Improvement % Change indicated by the mobile home sales sample. The resulting total value is calculated as follows:

$$2006 \text{ Total Value} = 2006 \text{ Land Value} + \text{Previous Improvement Value} * 1.04, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 100 Annual Update Model Adjustments

2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

8.00%

Comments

The % adjustment shown is what would be applied to all improved parcels.

For instance, all parcels receive an overall 8% upward adjustment.

Generally, there were no corrections for different strata.

100% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 100 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.977.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
5	23	0.788	0.849	7.8%	0.775	0.922
6	106	0.940	1.014	7.8%	0.978	1.050
7	227	0.915	0.987	7.9%	0.963	1.011
8	139	0.891	0.961	7.9%	0.929	0.993
9	26	0.928	1.002	7.9%	0.937	1.066
10	6	0.844	0.911	8.0%	0.660	1.162
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1900-1939	77	0.855	0.922	7.8%	0.876	0.969
1940-1959	54	0.910	0.981	7.8%	0.930	1.032
1960-1969	72	0.928	1.001	7.9%	0.958	1.044
1970-1979	82	0.914	0.987	7.9%	0.946	1.027
1980-1989	93	0.920	0.993	7.9%	0.954	1.032
1990-1999	104	0.883	0.952	7.9%	0.918	0.987
2000-2005	45	0.953	1.029	7.9%	0.979	1.078
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Fair	5	0.810	0.873	7.8%	0.523	1.223
Average	377	0.914	0.986	7.9%	0.967	1.005
Good	119	0.895	0.966	7.9%	0.935	0.997
Very Good	26	0.864	0.932	7.9%	0.842	1.022
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	294	0.909	0.980	7.8%	0.960	1.001
1.5	78	0.892	0.962	7.9%	0.916	1.008
2	150	0.903	0.975	7.9%	0.943	1.006
2.5	4	1.017	1.097	7.9%	0.637	1.557
3	1	N/A	N/A	7.9%	N/A	N/A

Area 100 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.977.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

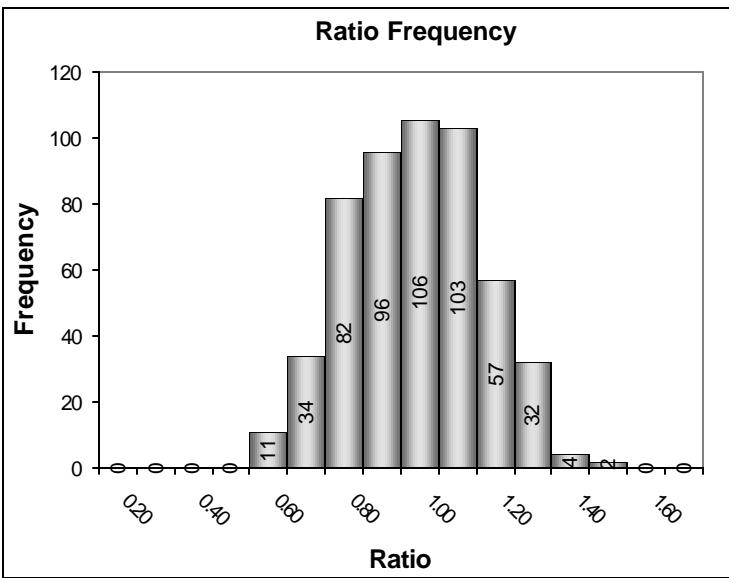
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
0-1000	80	0.893	0.962	7.8%	0.926	0.999
1001-1200	65	0.916	0.988	7.8%	0.945	1.031
1201-1500	122	0.885	0.954	7.9%	0.921	0.987
1501-1800	106	0.926	0.999	7.9%	0.962	1.036
1801-2000	48	0.905	0.977	7.9%	0.913	1.041
2001-2500	72	0.929	1.002	7.9%	0.961	1.043
2501-4000	34	0.876	0.945	7.9%	0.869	1.022
View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Y	235	0.905	0.977	7.9%	0.951	1.002
N	292	0.907	0.978	7.9%	0.958	0.998
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	421	0.901	0.971	7.9%	0.954	0.989
Y	106	0.921	0.994	7.9%	0.957	1.030
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	109	0.928	1.001	7.9%	0.965	1.036
2	90	0.890	0.960	7.8%	0.923	0.997
3	96	0.873	0.942	7.9%	0.905	0.979
5	33	0.880	0.949	7.9%	0.871	1.027
6	87	0.924	0.996	7.9%	0.957	1.036
8	60	0.924	0.997	7.9%	0.949	1.044
7	52	0.912	0.984	7.9%	0.932	1.037
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
8000 or less	24	0.865	0.933	7.8%	0.865	1.002
8001-12000	73	0.901	0.972	7.8%	0.930	1.013
12001-20000	105	0.938	1.011	7.9%	0.979	1.044
20001-30000	72	0.936	1.010	7.9%	0.963	1.057
30001-43559	55	0.851	0.918	7.8%	0.870	0.966
1AC-3AC	106	0.900	0.971	7.9%	0.938	1.004
3.01AC-5AC	53	0.888	0.958	7.9%	0.895	1.022
5.1AC-12AC	39	0.919	0.992	7.9%	0.923	1.061

Annual Update Ratio Study Report (Before)

2005 Assessments

District/Team: West Central - Team 3	Lien Date: 01/01/2005	Date of Report: 3/13/2006	Sales Dates: 1/2003 - 12/2005
Area 100	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	527		
Mean Assessed Value	354,800		
Mean Sales Price	391,600		
Standard Deviation AV	133,141		
Standard Deviation SP	167,566		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.935		
Median Ratio	0.940		
Weighted Mean Ratio	0.906		
UNIFORMITY			
Lowest ratio	0.533		
Highest ratio:	1.425		
Coefficient of Dispersion	15.06%		
Standard Deviation	0.173		
Coefficient of Variation	18.47%		
Price Related Differential (PRD)	1.03		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.924		
Upper limit	0.959		
95% Confidence: Mean			
Lower limit	0.921		
Upper limit	0.950		
SAMPLE SIZE EVALUATION			
N (population size)	4141		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.173		
Recommended minimum:	48		
Actual sample size:	527		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	259		
# ratios above mean:	268		
Z:	0.392		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



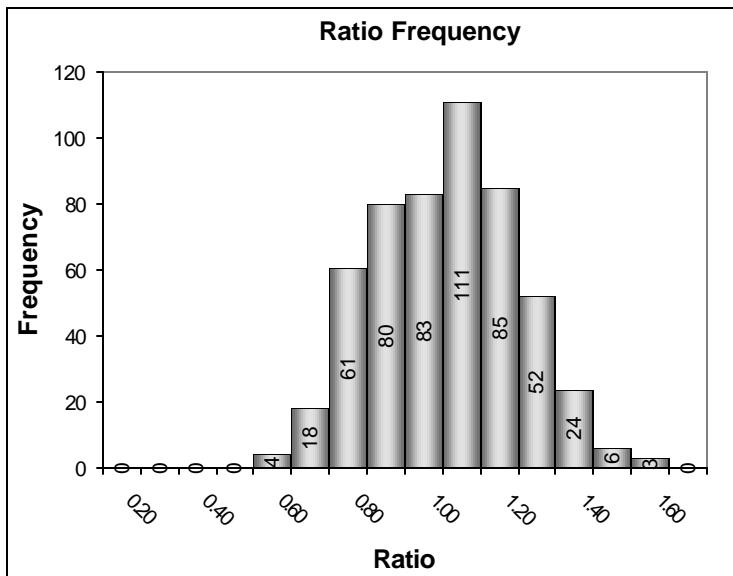
COMMENTS:

1 to 3 Unit Residences throughout Area 100

Annual Update Ratio Study Report (After)

2006 Assessments

District/Team: West Central - Team 3	Lien Date: 01/01/2006	Date of Report: 3/13/2006	Sales Dates: 1/2003 - 12/2005
Area 100	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	527		
Mean Assessed Value	382,700		
Mean Sales Price	391,600		
Standard Deviation AV	143,786		
Standard Deviation SP	167,566		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	1.009		
Median Ratio	1.014		
Weighted Mean Ratio	0.977		
UNIFORMITY			
Lowest ratio	0.574		
Highest ratio:	1.538		
Coefficient of Dispersion	15.07%		
Standard Deviation	0.186		
Coefficient of Variation	18.48%		
Price Related Differential (PRD)	1.03		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.997		
Upper limit	1.034		
95% Confidence: Mean			
Lower limit	0.993		
Upper limit	1.025		
SAMPLE SIZE EVALUATION			
N (population size)	4141		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.186		
Recommended minimum:	56		
Actual sample size:	527		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	257		
# ratios above mean:	270		
Z:	0.566		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout Area 100

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 100
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	062203	9085	8/25/04	\$205,000	660	0	5	1923	5	33600	N	N	20605 111TH AV SW
001	322303	9110	9/29/05	\$302,000	750	0	5	1922	5	41560	N	N	9406 SW 188TH ST
001	302303	9009	11/5/03	\$199,000	850	0	5	1920	4	30800	N	N	10002 SW COVE RD
001	302303	9137	5/9/05	\$183,000	870	0	5	1920	4	9123	N	N	17405 100TH AV SW
001	312303	9140	10/21/05	\$369,500	1700	360	5	1936	2	26825	N	N	10501 SW BANK RD
001	252302	9153	4/27/04	\$287,000	450	0	6	1991	3	200811	N	N	16850 129TH LN SW
001	302303	9235	2/26/04	\$156,000	620	0	6	1945	3	10279	N	N	16611 VASHON HW SW
001	242302	9136	4/28/03	\$212,900	770	0	6	1946	4	3750	Y	N	14633 BETHEL LN SW
001	072203	9031	6/21/05	\$265,000	870	0	6	1918	4	174240	N	N	21605 111TH AV SW
001	312303	9083	12/31/03	\$170,807	880	0	6	1949	4	10200	N	N	10203 SW BANK RD
001	302303	9099	3/30/04	\$223,000	960	0	6	1988	3	83600	N	N	10408 SW COVE RD
001	062203	9086	10/18/05	\$273,000	970	0	6	1950	4	103672	N	N	10418 SW CEMETERY RD
001	062203	9017	10/19/04	\$279,000	1060	0	6	1900	5	39859	N	N	9913 SW CEMETERY RD
001	072203	9084	11/12/03	\$240,000	1110	0	6	1993	3	24393	N	N	21731 VASHON HW SW
001	192303	9057	10/29/03	\$159,000	1130	0	6	1943	4	15000	N	N	14611 VASHON HW SW
001	362302	9048	10/6/05	\$410,000	1140	0	6	1982	3	219323	N	N	17816 COMMONS RD SW
001	062203	9178	9/11/03	\$170,000	1220	0	6	1957	3	8403	N	N	9906 SW 206TH CT
001	062203	9175	8/12/03	\$175,500	1220	0	6	1957	3	9222	N	N	9918 SW 206TH CT
001	062203	9176	5/16/05	\$202,000	1220	0	6	1957	3	10131	N	N	9914 SW 206TH CT
001	252302	9113	9/9/03	\$210,500	1240	0	6	1991	3	16552	N	N	16825 129TH LN SW
001	252302	9113	9/15/05	\$325,000	1240	0	6	1991	3	16552	N	N	16825 129TH LN SW
001	252302	9104	11/23/04	\$304,000	1320	420	6	1949	4	30492	N	N	16221 115TH AV SW
001	072203	9140	12/27/04	\$310,000	1450	0	6	1988	3	208216	N	N	11204 SW 220TH ST
001	072203	9056	6/9/04	\$257,000	1560	0	6	1964	3	110778	N	N	21019 111TH AV SW
001	072203	9056	7/29/05	\$275,000	1560	0	6	1964	3	110778	N	N	21019 111TH AV SW
001	062203	9007	5/15/03	\$290,000	1590	0	6	1955	5	189050	N	N	10506 SW CEMETERY RD
001	252302	9002	4/27/05	\$489,000	1700	0	6	1910	5	222156	N	N	16113 115TH AV SW
001	322303	9052	4/23/04	\$383,500	2130	0	6	1900	4	158558	N	N	19107 BEALL RD SW
001	062203	9031	5/7/03	\$300,000	2180	0	6	1904	3	422532	N	N	10926 SW 204TH ST
001	252302	9128	11/23/04	\$380,000	1060	800	7	1968	4	217800	N	N	11933 SW COVE RD
001	062203	9135	3/10/03	\$279,000	1070	800	7	1945	4	42253	N	N	10221 SW CEMETERY RD

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	302303	9178	8/26/03	\$272,800	1130	0	7	1918	3	31363	N	N	10533 SW COVE RD
001	322303	9140	11/10/05	\$376,000	1130	440	7	1973	4	173368	N	N	18430 VASHON HW SW
001	302303	9236	8/25/05	\$483,000	1140	0	7	1997	3	105376	N	N	16631 VASHON HW SW
001	242302	9113	6/3/05	\$288,000	1160	380	7	1928	4	8492	Y	N	14709 BETHEL LN SW
001	322303	9208	8/9/05	\$295,000	1180	0	7	1950	3	23958	N	N	18008 VASHON HW SW
001	182203	9190	11/8/04	\$375,000	1190	0	7	1980	4	98881	N	N	11020 SW 232ND ST
001	252302	9108	8/5/03	\$325,000	1200	600	7	1990	3	217800	N	N	16859 129TH LN SW
001	312303	9153	2/27/03	\$313,000	1200	700	7	1975	3	183387	N	N	10524 SW 188TH ST
001	012202	9079	10/15/04	\$295,000	1210	870	7	1968	3	90169	N	N	19407 WESTSIDE HW SW
001	362302	9062	4/22/05	\$372,000	1210	0	7	1998	3	219238	N	N	18132 125TH AV SW
001	012202	9079	9/22/05	\$401,000	1210	870	7	1968	3	90169	N	N	19407 WESTSIDE HW SW
001	062203	9150	8/20/03	\$252,500	1220	0	7	1922	4	25700	N	N	10108 SW CEMETERY RD
001	122202	9100	9/23/03	\$266,500	1230	0	7	2003	3	36176	N	N	20830 WESTSIDE HW SW
001	322303	9089	12/15/05	\$302,000	1230	0	7	1973	4	171190	N	N	18418 VASHON HW SW
001	322303	9042	2/20/04	\$260,000	1250	0	7	1946	3	114998	N	N	9608 SW 188TH ST
001	302303	9220	1/5/04	\$324,000	1300	0	7	1968	3	42900	N	N	17215 107TH AV SW
001	182203	9176	10/7/03	\$323,000	1320	340	7	1963	3	95832	N	N	10337 SW 225TH ST
001	012202	9077	12/8/03	\$320,000	1330	0	7	1960	3	421225	N	N	11807 SW 204TH ST
001	062203	9051	4/1/05	\$585,000	1330	0	7	1934	4	198000	N	N	20025 107TH AV SW
001	072203	9146	3/19/03	\$347,500	1360	1200	7	1973	4	43560	N	N	10105 SW 211TH PL
001	302303	9066	7/21/04	\$270,000	1360	450	7	1941	4	13068	N	N	17506 100TH AV SW
001	182203	9003	11/17/04	\$285,000	1390	0	7	1981	3	43560	N	N	22719 111TH AV SW
001	242302	9247	11/1/05	\$525,500	1410	0	7	1976	4	46140	N	N	11617 SW 156TH ST
001	182203	9088	6/16/03	\$206,000	1420	0	7	1923	4	28314	N	N	23009 107TH AV SW
001	252302	9155	4/22/03	\$259,000	1470	1470	7	1971	5	98010	Y	N	16440 WESTSIDE HW SW
001	252302	9163	4/26/05	\$483,000	1480	1110	7	1981	3	131551	Y	N	16106 121ST AV SW
001	252302	9144	1/27/04	\$235,000	1540	0	7	1988	3	40510	N	N	12631 SW COVE RD
001	072203	9100	3/31/05	\$274,000	1540	500	7	1962	3	23086	N	N	9933 SW 212TH ST
001	322303	9194	7/7/03	\$374,000	1540	0	7	1980	3	147668	N	N	9402 SW 183RD PL
001	052203	9142	5/9/03	\$203,000	1550	0	7	1963	3	10890	N	N	9733 SW 192ND ST
001	362302	9060	9/13/04	\$330,000	1550	0	7	1983	3	42304	N	N	17726 COMMONS RD SW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	072203	9078	3/31/05	\$275,000	1560	0	7	2000	3	23086	N	N	21718 102ND LN SW
001	242302	9159	7/29/04	\$415,000	1650	0	7	1920	5	173368	Y	N	12025 SW 153RD ST
001	252302	9033	3/31/03	\$429,000	1670	1000	7	1962	4	217800	N	N	11705 SW COVE RD
001	012202	9005	8/19/03	\$319,000	1800	0	7	1995	3	126324	N	N	11934 SW CEMETERY RD
001	182203	9057	2/27/04	\$300,000	1810	0	7	1960	3	103672	N	N	22405 VASHON HW SW
001	182203	9057	11/23/05	\$489,000	1810	0	7	1960	3	103672	N	N	22405 VASHON HW SW
001	302303	9101	3/19/03	\$215,000	1820	0	7	1945	4	9600	N	N	16703 VASHON HW SW
001	072203	9042	9/26/03	\$600,000	1890	0	7	1964	4	435600	N	N	22401 VASHON HW SW
001	062203	9015	6/2/03	\$332,500	1930	0	7	1990	3	193842	N	N	10515 SW CEMETERY RD
001	182203	9246	3/21/05	\$529,500	1970	1020	7	2003	3	219978	N	N	10632 SW 228TH ST
001	192303	9007	6/11/04	\$366,000	2070	0	7	1914	3	202989	N	N	15103 VASHON HW SW
001	322303	9176	6/28/04	\$387,500	2090	670	7	1979	3	20473	N	N	17905 BEALL RD SW
001	302303	9138	7/21/05	\$270,500	2130	0	7	1947	3	12632	N	N	10017 SW 174TH ST
001	352302	9058	12/22/05	\$740,000	2700	0	7	1991	3	195148	Y	N	17526 WESTSIDE HW SW
001	322303	9034	8/24/04	\$310,000	820	0	8	1997	3	125888	N	N	18427 BEALL RD SW
001	322303	9034	8/23/05	\$363,000	820	0	8	1997	3	125888	N	N	18427 BEALL RD SW
001	192303	9111	12/29/04	\$455,000	1340	0	8	1989	3	217800	N	N	14916 107TH WY SW
001	888760	0110	4/20/04	\$315,000	1530	0	8	2004	3	12499	N	N	18417 100TH CT SW
001	888760	0030	12/13/04	\$330,000	1530	0	8	2004	3	14051	N	N	10009 SW 184TH WY
001	072203	9039	9/12/05	\$543,000	1540	0	8	1979	3	233046	N	N	22231 103RD AV SW
001	888760	0050	5/3/05	\$340,000	1580	0	8	2004	3	13455	N	N	9931 SW 184TH WY
001	888760	0040	5/3/05	\$350,000	1640	0	8	2005	3	13455	N	N	9939 SW 184TH WY
001	888760	0090	5/3/05	\$360,000	1640	0	8	2004	3	12725	N	N	18414 100TH CT SW
001	888760	0060	11/17/05	\$368,000	1640	0	8	2005	3	13068	N	N	9923 SW 184TH WY
001	362302	9066	10/6/05	\$585,000	1640	0	8	1993	3	219479	N	N	18211 125TH AV SW
001	888760	0010	7/30/04	\$325,000	1670	0	8	2004	3	14279	N	N	10023 SW 184TH WY
001	242302	9188	5/26/04	\$450,000	1850	0	8	1930	5	30344	Y	N	12204 SW 148TH ST
001	302303	9179	9/21/04	\$700,000	1910	0	8	1907	5	207781	N	N	10810 SW BANK RD
001	888760	0020	7/31/04	\$350,000	1920	0	8	2004	3	15367	N	N	10017 SW 184TH WY
001	888760	0080	12/16/04	\$355,000	1920	0	8	2004	3	12704	N	N	9934 SW 184TH WY
001	888760	0100	12/15/04	\$380,000	1950	0	8	2004	3	14559	N	N	18411 100TH CT SW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	888760	0070	9/9/05	\$415,000	1950	0	8	2005	3	13625	N	N	9926 SW 184TH WY
001	888760	0120	2/27/04	\$360,000	1954	0	8	2004	3	14848	N	N	18425 100TH CT SW
001	242302	9053	10/15/03	\$395,000	2010	0	8	1996	3	212572	Y	N	15245 115TH AV SW
001	302303	9237	6/29/04	\$548,500	2150	0	8	1995	3	221285	N	N	10324 SW COVE RD
001	072203	9165	5/29/04	\$452,000	2180	0	8	1992	3	122003	N	N	11238 SW 212TH PL
001	362302	9055	7/15/03	\$375,000	2240	0	8	1959	3	161086	Y	N	17815 THORSEN RD SW
001	302303	9162	10/1/04	\$524,000	2300	0	8	1976	3	155280	N	N	16229 VASHON HW SW
001	242302	9042	12/16/04	\$372,500	2380	0	8	1986	3	133729	Y	N	11831 SW 156TH ST
001	072203	9158	9/16/03	\$659,000	2544	0	8	2001	3	298386	N	N	22131 103RD AV SW
001	302303	9019	8/5/05	\$515,000	2810	0	8	1991	3	107157	N	N	17025 107TH AV SW
001	302303	9098	11/23/05	\$507,000	2920	0	8	1981	3	236095	N	N	10104 SW 165TH ST
001	302303	9098	1/15/03	\$378,000	2920	0	8	1981	3	236095	N	N	10104 SW 165TH ST
001	252302	9183	5/21/04	\$665,000	1460	870	9	2004	3	97138	Y	N	12912 SW 166TH ST
001	072203	9120	12/17/04	\$380,000	2170	0	9	2004	3	33541	N	N	21707 101ST LN SW
001	252302	9173	3/21/05	\$685,000	2670	0	9	1991	3	53578	Y	N	16523 128TH AV SW
001	052203	9121	7/26/05	\$549,500	3320	0	9	2000	3	80150	N	N	9424 SW 204TH ST
002	078600	0460	5/19/04	\$169,000	530	0	5	1962	3	2250	N	N	13515 SW 171ST ST
002	242302	9172	7/27/04	\$329,000	560	0	5	1928	4	20095	Y	N	12849 SW OBER BEACH RD
002	078600	0285	6/9/04	\$162,000	620	0	5	1932	3	4500	N	N	17007 135TH PL SW
002	078600	0050	5/22/03	\$206,300	690	0	5	1920	3	3375	N	N	17113 136TH PL SW
002	078600	0045	3/9/05	\$183,860	690	0	5	1931	3	2370	N	N	17107 136TH PL SW
002	888700	1171	5/31/05	\$174,000	380	0	6	1955	3	23400	N	N	11420 103RD AV SW
002	888700	0880	12/8/04	\$232,000	530	530	6	1942	4	12700	N	N	10432 SW 112TH ST
002	888700	0875	7/25/03	\$187,000	600	0	6	1922	4	25000	N	N	10337 SW 110TH ST
002	888700	0875	9/7/05	\$279,500	600	0	6	1922	4	25000	N	N	10337 SW 110TH ST
002	352302	9049	8/19/03	\$298,000	720	380	6	1972	3	11761	Y	Y	18925 SUNSET RD SW
002	352302	9049	5/8/04	\$389,000	720	380	6	1972	3	11761	Y	Y	18925 SUNSET RD SW
002	888700	1782	6/27/05	\$275,000	740	0	6	1993	4	19500	N	N	11821 103RD AV SW
002	078600	0400	1/27/04	\$202,000	770	0	6	1922	3	15750	N	N	17105 WESTSIDE HW SW
002	078600	0265	7/25/03	\$222,000	840	0	6	1926	3	3300	N	N	13513 SW 170TH ST
002	078600	0155	7/29/04	\$192,000	860	0	6	1930	3	2800	N	N	17118 136TH PL SW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	888700	1752	3/14/03	\$212,000	880	0	6	1964	3	9100	N	N	10336 SW 117TH PL
002	078600	0345	12/13/04	\$262,000	910	0	6	1920	3	7684	N	N	17109 135TH PL SW
002	182303	9067	7/21/04	\$365,000	950	510	6	1932	4	13680	Y	Y	13317 BURMA RD SW
002	078600	0035	10/13/05	\$280,000	970	0	6	1931	3	4800	N	N	17103 136TH PL SW
002	078600	0010	7/31/03	\$224,500	1010	0	6	1918	3	4800	N	N	17019 136TH PL SW
002	888700	1314	4/9/04	\$247,500	1030	0	6	1990	3	27090	N	N	11437 VASHON HW SW
002	888700	0870	11/28/05	\$177,000	1060	0	6	1910	3	25000	N	N	10331 SW 110TH ST
002	888700	0966	8/2/04	\$249,100	1180	0	6	1928	3	9125	N	N	10414 SW 112TH ST
002	242302	9009	5/24/04	\$369,000	1494	0	6	1943	3	19530	Y	Y	12533 SW 148TH ST
002	888700	1741	1/12/04	\$170,000	860	0	7	1951	2	9750	N	N	10321 SW 116TH PL
002	816400	0120	5/24/04	\$340,000	890	830	7	1968	3	10650	Y	Y	11904 SYLVAN BEACH WALK SW
002	668300	0030	9/23/04	\$369,500	990	630	7	1980	3	14300	Y	N	11146 109TH AV SW
002	668300	0220	10/14/03	\$215,000	1010	0	7	1963	3	13871	N	N	10735 SW 110TH ST
002	888700	1738	7/21/04	\$305,000	1100	1010	7	1962	4	11700	N	N	10311 SW 116TH PL
002	182303	9035	4/12/04	\$310,000	1150	240	7	1961	3	42313	Y	N	11309 SW CEDARHURST RD
002	888700	1622	1/30/04	\$289,000	1150	480	7	1951	3	17710	N	N	11638 103RD AV SW
002	888700	1622	7/9/04	\$385,000	1150	480	7	1951	3	17710	N	N	11638 103RD AV SW
002	668300	0230	4/16/04	\$280,000	1170	600	7	1972	3	10500	N	N	11012 PALISADES AV SW
002	888700	0912	9/22/03	\$300,000	1180	500	7	1980	3	15500	N	N	10625 SW 110TH ST
002	252302	9122	4/16/04	\$423,500	1180	730	7	1963	3	110642	Y	N	16204 CRESCENT DR SW
002	668310	0010	5/22/04	\$390,000	1210	0	7	1961	3	17280	Y	Y	11079 PATTEN LN SW
002	888700	0690	9/13/03	\$275,000	1260	800	7	1968	3	20000	N	N	10503 SW COWAN RD
002	888700	1635	6/24/04	\$302,900	1270	0	7	1980	3	35305	N	N	11650 103RD AV SW
002	668300	0315	12/14/05	\$410,000	1270	700	7	1962	3	13650	N	N	10728 SW 111TH PL
002	242302	9219	10/1/03	\$315,000	1310	600	7	1966	4	60112	N	N	15303 WESTSIDE HW SW
002	182303	9183	6/16/04	\$352,000	1320	0	7	1980	3	117176	N	N	10608 SW CEDARHURST RD
002	888700	1760	9/7/04	\$299,500	1320	0	7	1986	3	22252	N	N	10315 SW 117TH PL
002	262302	9040	10/1/03	\$340,000	1330	0	7	1987	3	12002	Y	Y	16929 COVE WALK SW
002	352302	9077	8/22/05	\$299,000	1340	0	7	1924	3	18000	N	N	17909 WESTSIDE HW SW
002	888700	0720	2/24/03	\$335,000	1360	440	7	1979	3	20000	N	N	10616 SW 110TH ST
002	072303	9114	8/28/03	\$490,000	1380	0	7	1953	3	13793	Y	Y	11265 SW CORBIN BEACH RD

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	019450	0080	12/14/04	\$382,000	1400	500	7	1999	3	41985	N	N	13446 108TH AV SW
002	242302	9230	12/13/05	\$449,000	1400	620	7	1973	3	60548	N	N	12328 SW 154TH ST
002	182303	9212	8/22/05	\$359,000	1440	0	7	2000	3	25600	N	N	12808 VASHON HW SW
002	352302	9037	8/1/05	\$600,000	1460	500	7	1989	3	9265	Y	Y	18819 SUNSET RD SW
002	888700	1765	8/20/03	\$265,000	1510	0	7	1954	4	17550	N	N	11811 103RD AV SW
002	668310	0290	7/17/03	\$412,000	1530	0	7	1968	3	11505	Y	Y	10929 POINT VASHON DR SW
002	352302	9059	11/23/05	\$289,000	1560	0	7	1949	3	10800	N	N	17903 WESTSIDE HW SW
002	019450	0140	7/24/03	\$465,000	1580	700	7	1965	4	79848	N	N	13320 108TH AV SW
002	132302	9030	7/9/04	\$665,000	1640	0	7	2002	3	91040	Y	Y	11840 SW CEDARHURST RD
002	262302	9050	6/26/03	\$382,000	1660	0	7	1913	4	43560	N	N	17329 WESTSIDE HW SW
002	072303	9176	5/2/03	\$339,000	1690	0	7	2005	3	19602	Y	N	11515 105TH PL SW
002	888700	1205	2/18/05	\$383,000	1730	0	7	1978	3	36449	N	N	10116 SW 116TH ST
002	888700	0665	3/28/05	\$294,000	1740	0	7	1979	3	18000	N	N	10407 SW COWAN RD
002	182303	9188	3/27/03	\$379,000	1790	0	7	1968	3	153350	Y	N	13470 108TH AV SW
002	888700	1166	1/12/04	\$297,500	1850	0	7	1987	3	20150	Y	N	11322 103RD AV SW
002	888700	1645	11/4/03	\$330,000	1880	900	7	1981	3	51400	N	N	11727 VASHON HW SW
002	668300	0260	8/15/05	\$449,000	1940	160	7	1991	4	14500	N	N	11124 PALISADES AV SW
002	182303	9055	9/19/04	\$500,000	2130	0	7	1981	3	14400	Y	Y	13133 BURMA RD SW
002	888700	1805	4/24/04	\$329,500	2300	0	7	1990	3	20125	N	N	11925 103RD AV SW
002	888700	1805	10/5/05	\$392,500	2300	0	7	1990	3	20125	N	N	11925 103RD AV SW
002	668300	0125	9/23/05	\$675,000	1430	600	8	1959	3	20400	Y	N	10740 SW COWAN RD
002	182303	9121	5/3/04	\$732,000	1460	1100	8	1990	3	19600	Y	Y	13415 BURMA RD SW
002	888700	0700	6/9/03	\$352,000	1560	780	8	1977	3	20000	N	N	10525 SW COWAN RD
002	062303	9026	6/20/05	\$620,000	1570	400	8	1969	4	11325	Y	N	10780 SW COWAN RD
002	072303	9172	4/25/03	\$371,500	1600	0	8	1976	3	19040	Y	N	11514 104TH PL SW
002	182303	9095	7/28/05	\$440,000	1640	0	8	1986	3	243936	N	N	13423 VASHON HW SW
002	072303	9168	5/6/05	\$575,000	1650	0	8	1984	3	56875	Y	N	11235 107TH AV SW
002	668300	0255	2/28/03	\$290,000	1700	420	8	1980	3	18850	N	N	11114 PALISADES AV SW
002	242302	9248	1/23/04	\$894,000	1722	1040	8	1980	4	217800	Y	N	12324 SW 148TH ST
002	761720	0110	4/2/04	\$428,500	1740	1200	8	1986	3	18180	Y	N	11535 SEA BREEZE AV SW
002	693060	0125	2/26/03	\$725,000	1740	1260	8	1950	4	13400	Y	Y	11030 SW BILOXI RD

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	072303	9201	3/20/03	\$409,000	1850	1430	8	1984	3	15094	Y	N	10706 SW 116TH ST
002	888700	0563	1/3/05	\$525,000	2050	1190	8	1983	3	13206	Y	N	10620 SW COWAN RD
002	888700	0505	7/2/03	\$600,000	2060	630	8	1980	3	32540	Y	N	10530 SW COWAN RD
002	019450	0040	11/12/04	\$510,000	2060	0	8	1965	3	43192	N	N	13315 108TH AV SW
002	072303	9197	4/26/05	\$420,000	2094	0	8	1989	4	36537	Y	N	12423 VASHON HW SW
002	242302	9098	12/16/05	\$725,000	2320	0	8	1979	3	267022	Y	N	12505 SW 148TH ST
002	888700	1140	3/30/05	\$590,000	2330	960	8	1975	3	76230	Y	N	11321 ASTA LN SW
002	888700	1005	3/3/05	\$670,000	2350	0	8	2000	3	18800	Y	N	11503 103RD AV SW
002	668300	0145	5/27/03	\$397,500	2460	0	8	2003	3	15210	Y	N	10709 SW COWAN RD
002	693060	0165	7/22/05	\$1,250,000	2630	0	8	1923	5	13796	Y	Y	11040 SW BILOXI RD
002	668310	0360	7/25/05	\$875,000	2640	0	8	1964	3	8789	Y	Y	10879 POINT VASHON DR SW
002	668300	0065	10/1/04	\$610,000	1310	940	9	1963	4	17000	Y	N	11055 PALISADES AV SW
002	668300	0140	10/6/03	\$625,000	2100	990	9	1970	3	20976	Y	N	10710 SW COWAN RD
003	153520	1175	1/12/05	\$164,800	410	0	5	1919	3	25200	Y	N	80TH LN SW
003	153520	0325	10/10/05	\$299,000	990	0	5	1908	3	11500	Y	N	20505 CHAUTAUQUA BEACH RD SW
003	888700	1211	5/13/04	\$275,000	1010	0	5	1918	5	17704	N	N	11207 99TH AV SW
003	322303	9152	4/5/05	\$475,000	460	0	6	1978	4	317988	Y	Y	17716 MCLEAN RD SW
003	153520	2445	10/31/03	\$240,000	640	460	6	1988	3	12287	Y	N	20232 77TH PL SW
003	278160	0250	4/27/04	\$305,000	740	340	6	1930	4	46173	Y	Y	8528 SW 152ND LN
003	292303	9133	4/29/04	\$201,000	790	0	6	1945	4	9500	N	N	9620 SW BANK RD
003	182303	9050	9/10/04	\$253,000	800	0	6	1926	4	67667	N	N	10536 SW 132ND PL
003	888700	0025	12/2/05	\$205,000	810	0	6	1931	3	10095	Y	Y	9628 SW BUNKER TRL
003	082303	9064	8/12/03	\$219,000	830	0	6	1963	4	16988	Y	Y	11618 DOLPHIN POINT TRL SW
003	888700	0085	10/6/03	\$246,250	890	0	6	1930	3	16536	Y	Y	9804 SW BUNKER TRL
003	255150	0070	10/3/03	\$163,000	960	0	6	1971	3	9702	N	N	8748 SW 190TH ST
003	255150	0060	12/8/03	\$172,000	960	0	6	1971	3	9717	N	N	8742 SW 190TH ST
003	255150	0020	12/19/05	\$260,000	1020	0	6	1973	3	8400	N	N	8728 SW 190TH ST
003	888700	0186	9/14/03	\$438,000	1040	0	6	1919	4	40300	Y	Y	10932 VASHON HW SW
003	255150	0190	10/4/05	\$283,000	1060	0	6	1973	3	9350	N	N	19011 87TH PL SW
003	322303	9067	6/15/04	\$285,000	1120	780	6	1965	4	259182	N	N	19026 BEALL RD SW
003	255150	0290	12/22/04	\$205,000	1220	0	6	1981	4	9600	N	N	19022 87TH PL SW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	255150	0180	6/21/04	\$218,000	1250	0	6	1971	4	9486	N	N	19003 87TH PL SW
003	255150	0160	5/22/03	\$163,000	1270	0	6	1973	3	10608	N	N	8741 SW 190TH ST
003	153520	0345	11/29/04	\$349,000	1290	0	6	1975	4	24734	Y	Y	20540 CHAUTAUQUA BEACH RD SW
003	182303	9132	10/13/04	\$352,000	1398	0	6	1919	5	69696	Y	N	13408 VASHON HW SW
003	255150	0150	3/21/03	\$199,900	1430	0	6	1973	4	9600	N	N	8749 SW 190TH ST
003	255150	0110	6/16/03	\$215,000	1540	0	6	1973	4	9600	N	N	8768 SW 190TH ST
003	322303	9088	8/8/03	\$250,000	1600	0	6	1980	2	135907	Y	Y	8410 SW 184TH ST
003	292303	9152	7/25/05	\$280,500	1720	0	6	1948	5	18600	N	N	9208 SW BANK RD
003	212303	9012	8/6/05	\$550,000	1890	0	6	1924	4	116305	Y	N	8131 SW DILWORTH RD
003	212303	9031	4/26/04	\$420,000	730	500	7	1992	4	11325	Y	Y	8214 SW HAWTHORNE LN
003	888700	1955	6/18/03	\$255,000	910	0	7	1998	3	39343	N	N	12025 104TH LN SW
003	082303	9025	5/19/05	\$460,000	940	0	7	1922	5	20908	Y	Y	11712 DOLPHIN POINT TRL SW
003	153520	1896	9/7/05	\$260,000	950	0	7	1979	3	29725	N	N	20127 81ST AV SW
003	292303	9218	5/20/05	\$239,500	1090	0	7	1968	3	25264	N	N	9329 SW GORSUCH RD
003	072303	9147	4/9/03	\$349,500	1100	960	7	1966	3	30796	Y	Y	9905 SW 123RD PL
003	249560	0070	5/12/05	\$320,000	1180	590	7	1967	5	152953	N	N	19630 BEALL RD SW
003	212303	9051	10/8/04	\$513,000	1220	600	7	1966	4	27007	Y	Y	15609 SHANAHAN RD SW
003	292303	9184	3/14/05	\$227,500	1260	0	7	1954	2	10890	N	N	16726 VASHON HW SW
003	888700	1282	8/20/04	\$270,000	1300	0	7	1962	4	11375	N	N	11325 99TH AV SW
003	888700	1282	7/28/05	\$305,000	1300	0	7	1962	4	11375	N	N	11325 99TH AV SW
003	888700	1447	3/20/03	\$275,000	1310	0	7	1997	3	21600	N	N	11412 98TH AV SW
003	153520	1120	8/22/05	\$409,000	1380	0	7	1989	3	10125	Y	N	8032 SW 204TH ST
003	249560	0078	6/28/05	\$399,000	1382	0	7	1999	3	103247	N	N	8901 SW 198TH ST
003	261737	0030	6/3/03	\$253,500	1420	0	7	1997	3	10022	N	N	17519 95TH PL SW
003	322303	9237	12/2/03	\$315,000	1420	0	7	1984	3	131986	N	N	17913 MCLEAN RD SW
003	172303	9044	4/12/05	\$368,000	1440	0	7	1967	3	41000	Y	N	14224 GLEN ACRES RD SW
003	261737	0040	5/20/03	\$255,000	1450	0	7	1997	3	6485	N	N	17507 95TH PL SW
003	261737	0040	9/23/03	\$262,500	1450	0	7	1997	3	6485	N	N	17507 95TH PL SW
003	172303	9029	11/9/05	\$650,000	1460	450	7	1946	4	37800	Y	Y	14122 GLEN ACRES RD SW
003	322303	9163	5/10/04	\$320,000	1470	0	7	1975	4	59677	N	N	8728 SW 184TH ST
003	261737	0020	8/22/05	\$410,000	1470	0	7	1996	3	6635	N	N	17524 95TH PL SW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	249560	0090	6/24/03	\$236,000	1490	0	7	1976	4	56197	N	N	19921 87TH AV SW
003	292303	9284	10/13/04	\$300,000	1490	720	7	1973	3	53578	N	N	9412 SW GORSUCH RD
003	261737	0070	5/21/03	\$260,000	1510	0	7	1997	3	5688	N	N	17429 95TH PL SW
003	202303	9085	6/23/05	\$435,000	1540	0	7	1983	4	54450	N	N	8831 SW 159TH ST
003	202303	9059	8/30/05	\$710,000	1550	0	7	1970	5	23753	Y	Y	14616 GLEN ACRES RD SW
003	082303	9057	7/1/03	\$238,500	1610	0	7	1963	3	19602	N	N	9730 SW 117TH ST
003	261737	0110	3/1/05	\$399,000	1620	870	7	2000	3	7397	N	N	17418 95TH PL SW
003	052203	9156	3/15/05	\$443,000	1660	0	7	1960	4	81821	Y	N	19904 87TH AV SW
003	249560	0020	4/26/04	\$274,000	1670	0	7	1979	3	15600	N	N	8908 SW CEMETERY RD
003	322303	9134	2/17/04	\$292,000	1690	0	7	1986	3	115434	N	N	17809 MCLEAN RD SW
003	072303	9133	4/25/03	\$410,000	1690	340	7	1987	4	27388	Y	Y	12416 CUNLIFFE RD SW
003	261737	0120	9/8/04	\$324,000	1750	0	7	2000	3	7420	N	N	17422 95TH PL SW
003	322303	9101	5/26/05	\$432,000	1760	0	7	1912	5	35284	N	N	9026 SW 184TH ST
003	249560	0076	11/9/05	\$295,500	1890	0	7	1978	2	103143	N	N	8829 SW 198TH ST
003	202303	9153	6/9/05	\$370,000	1990	0	7	1973	4	54014	N	N	14910 VASHON HW SW
003	322303	9136	5/24/04	\$275,000	2400	0	7	1971	3	111078	N	N	19107 RIDGE RD SW
003	888700	1560	2/7/05	\$314,500	1090	0	8	1980	3	17424	Y	N	11824 VASHON HW SW
003	888700	1381	7/19/05	\$345,000	1190	0	8	1976	4	36450	N	N	11330 99TH AV SW
003	052203	9122	6/9/03	\$270,000	1205	1205	8	1959	4	24829	N	N	20313 RIDGE RD SW
003	153520	2130	2/3/04	\$364,750	1248	0	8	2002	3	42000	N	N	20205 CHAUTAUQUA BEACH RD SW
003	202303	9105	10/13/05	\$430,000	1330	1200	8	1985	3	46609	N	N	15630 94TH AV SW
003	153520	0390	7/29/04	\$610,000	1366	0	8	1993	3	5775	Y	Y	20528 CHAUTAUQUA BEACH RD SW
003	072303	9170	10/25/05	\$725,000	1480	540	8	1965	3	43060	Y	Y	9909 SW 123RD PL
003	052203	9168	4/15/04	\$312,000	1484	0	8	1999	3	20098	N	N	20415 87TH PL SW
003	202303	9137	4/28/04	\$410,000	1760	800	8	1967	4	43560	Y	N	8950 SW 146TH PL
003	153520	3365	1/4/04	\$275,000	1880	0	8	1993	3	28800	N	N	20616 87TH AV SW
003	202303	9118	5/12/03	\$356,500	1890	0	8	1959	4	19602	Y	N	8928 SW 146TH PL
003	153520	2930	8/30/05	\$749,000	1990	0	8	1906	5	32400	Y	N	8518 SW ELLISPORT RD
003	888700	1462	7/22/05	\$381,500	2030	0	8	1992	3	36278	N	N	11700 VASHON HW SW
003	322303	9138	4/8/04	\$496,750	2040	0	8	2000	3	90604	Y	Y	17920 MCLEAN RD SW
003	052203	9006	2/26/03	\$385,000	2040	0	8	1990	3	226730	N	N	19314 BEALL RD SW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	202303	9051	10/3/03	\$620,000	2060	1730	8	1990	3	48948	Y	Y	14524 GLEN ACRES RD SW
003	202303	9051	3/4/05	\$1,110,000	2060	1730	8	1990	3	48948	Y	Y	14524 GLEN ACRES RD SW
003	082303	9028	5/5/03	\$285,000	2070	0	8	1996	3	41382	Y	Y	11802 DOLPHIN POINT TRL SW
003	322303	9124	8/19/05	\$536,500	2180	0	8	1900	5	89298	N	N	18606 BEALL RD SW
003	072303	9140	7/28/03	\$379,000	2190	0	8	1979	3	72217	Y	N	12028 CUNLIFFE RD SW
003	072303	9140	5/2/05	\$454,950	2190	0	8	1979	3	72217	Y	N	12028 CUNLIFFE RD SW
003	042203	9025	1/28/03	\$443,500	2320	0	8	1997	3	11430	Y	Y	8060 SW KLAHANIE RD
003	249560	0036	2/27/05	\$525,000	2338	0	8	1979	4	208642	N	N	8722 SW CEMETERY RD
003	182303	9093	12/9/05	\$710,000	2440	0	8	1996	3	329749	Y	N	12920 VASHON HW SW
003	322303	9236	7/12/04	\$399,900	2810	0	8	1991	3	118918	N	N	17823 MCLEAN RD SW
003	278160	0050	6/10/03	\$485,000	3650	0	8	1989	3	85813	Y	N	14737 GLEN ACRES RD SW
003	888700	0325	8/6/04	\$580,000	1480	800	9	1964	4	32906	Y	N	9916 SW 112TH ST
003	322303	9223	2/26/04	\$396,000	1880	1880	9	1980	3	36590	N	N	19034 RIDGE RD SW
003	052203	9117	8/5/05	\$650,000	2670	0	9	1990	3	126324	N	N	20114 87TH AV SW
003	202303	9122	11/17/03	\$557,000	3280	0	9	1991	3	62465	Y	N	8934 SW 146TH PL
003	052203	9140	3/9/04	\$570,000	2170	650	10	1964	4	49810	Y	N	19310 RIDGE RD SW
005	793000	0285	7/6/04	\$289,000	760	0	5	1908	4	4586	Y	N	14759 SW SPRING BEACH RD
005	502440	0110	12/27/05	\$485,000	780	0	5	1934	3	36050	Y	Y	23047 RAYMOND RD SW
005	262202	9030	6/15/04	\$232,000	530	290	6	1948	4	3750	Y	Y	25630 BATES WALK SW
005	262202	9047	5/14/04	\$260,000	860	0	6	1912	4	21780	Y	Y	26004 BATES WALK SW
005	112202	9020	8/11/04	\$547,000	1120	1120	6	1920	3	390733	N	N	13711 SW 220TH ST
005	022102	9018	4/27/04	\$250,000	1300	0	6	1910	3	353271	Y	Y	13529 SW POHL RD
005	142202	9114	1/28/05	\$220,000	1404	0	6	1992	3	174240	N	N	13639 SW 224TH ST
005	232202	9008	11/24/03	\$250,000	1590	0	6	1903	3	213008	N	N	24725 WAX ORCHARD RD SW
005	142202	9124	8/12/05	\$325,000	1720	660	6	1995	3	51836	Y	N	22735 CAREY RD SW
005	262202	9041	9/5/03	\$210,000	540	290	7	1957	4	44431	Y	Y	25802 BATES WALK SW
005	022102	9134	7/15/03	\$334,000	880	600	7	1986	3	36447	Y	Y	14505 SW POHL RD
005	262202	9042	1/2/04	\$312,000	1080	230	7	1978	5	9405	Y	Y	25702 BATES WALK SW
005	352202	9002	5/14/03	\$280,000	1160	0	7	1960	3	60113	N	N	27419 VASHON HW SW
005	022102	9137	6/11/03	\$573,000	1290	1120	7	1967	4	108464	Y	Y	14549 SW POHL RD
005	352202	9024	12/9/05	\$418,000	1540	0	7	1996	3	87120	N	N	13119 SW 280TH ST

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005	022202	9079	2/17/05	\$279,000	1600	0	7	1988	3	98881	N	N	13123 SW 196TH ST
005	793000	0280	6/26/03	\$695,000	1600	480	7	1912	4	48351	Y	Y	14763 SW SPRING BEACH RD
005	022102	9025	4/16/03	\$465,000	1610	810	7	1988	3	91911	Y	Y	14003 SW POHL RD
005	112202	9050	6/14/04	\$340,000	1670	0	7	1996	3	64033	N	N	21532 135TH AV SW
005	352202	9054	11/10/03	\$315,000	1760	0	7	1999	3	99316	N	N	28220 133RD AV SW
005	112202	9067	8/23/04	\$430,000	1870	0	7	1992	3	104108	N	N	22215 WAX ORCHARD RD SW
005	142202	9068	6/16/05	\$775,000	1920	940	7	1978	3	174240	N	N	14304 SW 240TH ST
005	142202	9092	3/23/04	\$335,000	2230	0	7	1980	3	386812	N	N	13814 SW REDDINGS BEACH RD
005	022202	9073	2/19/04	\$313,000	2270	0	7	1968	3	104108	N	N	19915 WESTSIDE HW SW
005	262202	9056	6/11/04	\$444,500	2280	0	7	1988	3	187308	N	N	26303 WAX ORCHARD RD SW
005	232202	9065	8/17/04	\$575,000	1100	0	8	2004	3	36949	Y	Y	13959 SW 248TH ST
005	142202	9031	10/28/03	\$335,000	1420	900	8	2004	3	224769	Y	Y	23917 147TH AV SW
005	232202	9150	8/18/04	\$365,000	1580	0	8	1996	3	42689	N	N	24609 WAX ORCHARD RD SW
005	232202	9098	10/27/04	\$430,000	1660	0	8	1996	3	49658	N	N	24427 WAX ORCHARD RD SW
005	232202	9051	2/20/03	\$510,000	1750	630	8	1949	5	12397	Y	Y	25533 140TH LN SW
005	232202	9045	9/13/04	\$1,100,000	2810	0	8	1997	3	11587	Y	Y	14010 SW BATES RD
005	142202	9006	5/22/04	\$585,000	2936	500	8	2001	3	186001	N	N	13607 SW 224TH ST
005	352202	9105	1/14/04	\$485,000	2390	0	9	1991	3	435600	N	N	28300 137TH AV SW
006	252202	9007	4/7/05	\$235,000	870	0	5	1952	4	15250	Y	Y	11816 SW 256TH LN
006	127220	0032	8/13/04	\$240,000	640	0	6	1960	3	7890	Y	Y	10417 SW 240TH PL
006	252202	9028	4/22/03	\$186,000	770	0	6	1991	3	108900	N	N	12601 SW 264TH ST
006	012102	9119	2/28/05	\$270,000	790	0	6	1984	3	119354	Y	Y	29114 125TH PL SW
006	700320	0120	7/9/04	\$367,000	840	0	6	1937	3	25600	Y	Y	8907 SW QUARTERMASTER DR
006	082203	9078	9/13/04	\$255,000	960	0	6	1920	4	37411	N	N	9808 SW 216TH ST
006	888600	0093	4/6/04	\$250,000	960	0	6	1970	3	28800	N	N	21428 86TH AV SW
006	242202	9041	4/23/05	\$350,000	990	0	6	1908	3	208216	N	N	24026 WAX ORCHARD RD SW
006	534160	0130	1/30/03	\$185,400	1010	0	6	1980	3	29800	Y	N	13020 SW 298TH ST
006	132202	9023	11/7/05	\$307,000	1020	0	6	1949	4	128066	N	N	12131 SW 232ND ST
006	534160	0180	9/23/03	\$166,000	1050	0	6	1990	3	25375	Y	N	29908 129TH PL SW
006	534160	0180	4/25/05	\$215,000	1050	0	6	1990	3	25375	Y	N	29908 129TH PL SW
006	252202	9004	2/14/05	\$349,000	1110	0	6	1984	3	16500	Y	Y	11842 SW 256TH LN

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	700420	0060	11/11/04	\$236,000	1270	0	6	1991	3	20000	N	N	12040 SW 250TH WY
006	700420	0060	7/11/05	\$257,500	1270	0	6	1991	3	20000	N	N	12040 SW 250TH WY
006	606760	0035	4/21/03	\$254,000	1400	0	6	1971	3	20000	Y	N	23027 VASHON HW SW
006	534170	0040	8/12/03	\$198,000	1420	0	6	1993	3	23598	Y	N	29735 128TH AV SW
006	639800	0010	7/26/05	\$355,000	1490	0	6	1944	3	20037	Y	N	9917 SW QUARTERMASTER DR
006	888600	0091	8/11/03	\$242,000	1550	0	6	1970	4	28800	N	N	21404 86TH AV SW
006	172203	9059	6/24/03	\$252,500	1600	0	6	1968	3	25415	Y	N	9802 SW 238TH ST
006	202203	9082	8/16/04	\$420,000	1640	0	6	1985	3	29647	Y	Y	9325 SW BAYVIEW DR
006	362202	9049	9/24/04	\$299,000	1740	0	6	1960	4	217800	N	N	12632 SW 276TH ST
006	606760	0207	8/29/05	\$450,000	1760	0	6	1966	3	192535	N	N	22916 107TH AV SW
006	700320	0110	12/13/03	\$380,000	1850	0	6	1931	4	22457	Y	Y	8911 SW QUARTERMASTER DR
006	052203	9158	6/10/03	\$279,000	2060	0	6	1908	4	39639	N	N	20610 VASHON HW SW
006	700420	0100	8/26/05	\$351,350	830	830	7	1979	4	22824	N	N	12212 SW 250TH WY
006	700320	0140	10/7/05	\$482,500	920	0	7	1951	3	12400	Y	Y	8829 SW QUARTERMASTER DR
006	082203	9070	11/20/03	\$389,000	1160	0	7	1943	4	54450	Y	Y	8430 SW QUARTERMASTER DR
006	639800	0170	4/30/04	\$359,250	1160	0	7	1937	5	13315	Y	N	22501 100TH PL SW
006	012102	9073	6/9/03	\$220,000	1200	0	7	1978	4	58370	N	N	12914 SW 297TH WY
006	126920	0152	3/8/05	\$300,000	1250	0	7	1971	3	27542	Y	N	9305 SW HARBOR DR
006	182203	9211	8/11/04	\$327,500	1270	0	7	1973	4	35100	N	N	23717 107TH AV SW
006	192203	9020	7/15/03	\$317,000	1310	0	7	1986	3	5662	Y	N	10331 SW 240TH PL
006	182203	9132	8/20/03	\$258,000	1350	0	7	1960	4	19500	N	N	10724 SW 238TH ST
006	127220	0030	8/3/05	\$375,000	1360	0	7	1946	4	9000	Y	N	10419 SW BURTON DR
006	127220	0040	11/5/04	\$432,000	1410	0	7	1998	3	15000	Y	N	10423 SW BURTON DR
006	242202	9110	10/28/03	\$297,000	1460	840	7	1971	3	87120	N	N	11709 SW SHAWNEE RD
006	192203	9079	8/2/04	\$400,000	1540	0	7	1964	3	15477	Y	Y	24032 VASHON HW SW
006	202203	9088	4/14/05	\$379,000	1550	0	7	1982	3	18203	N	N	24103 97TH AV SW
006	534170	0110	9/14/05	\$318,000	1580	0	7	1991	3	23400	N	N	29746 128TH AV SW
006	252202	9144	10/2/03	\$398,500	1700	0	7	2000	3	230868	N	N	13011 SW 267TH LN
006	192203	9060	5/23/03	\$427,000	1750	570	7	1968	3	24829	Y	Y	24424 VASHON HW SW
006	012102	9105	6/30/03	\$297,500	1780	0	7	1957	4	33105	Y	N	29768 128TH AV SW
006	012102	9105	6/28/05	\$397,500	1780	0	7	1957	4	33105	Y	N	29768 128TH AV SW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	182203	9094	5/12/03	\$410,000	1840	0	7	1986	3	81457	Y	N	10531 SW 238TH ST
006	362202	9047	10/12/05	\$475,000	1840	0	7	1982	3	217800	N	N	12928 SW 276TH ST
006	888600	0043	8/23/05	\$402,000	1840	0	7	1986	3	22215	Y	N	21330 TRAMP HARBOR RD SW
006	534160	0110	8/16/03	\$295,000	1870	0	7	1994	3	30300	N	N	13009 SW 297TH WY
006	888600	0060	12/28/05	\$650,000	1920	0	7	1989	3	43400	Y	N	21416 TRAMP HARBOR RD SW
006	059400	0130	6/12/03	\$452,000	1960	1150	7	1967	3	16150	Y	Y	23030 VASHON HW SW
006	082203	9131	10/11/05	\$555,000	2030	0	7	1987	3	224334	N	N	9331 SW 211TH ST
006	888600	0064	8/24/05	\$440,000	2060	0	7	1982	3	15185	Y	N	21428 TRAMP HARBOR RD SW
006	534170	0060	9/16/03	\$229,500	2080	0	7	1995	3	21400	Y	N	29757 128TH AV SW
006	639800	0385	9/15/04	\$395,600	2270	0	7	1979	3	15176	Y	Y	10228 SW 227TH ST
006	772860	0065	8/26/03	\$475,000	2380	0	7	1951	4	25271	Y	Y	24534 VASHON HW SW
006	182203	9240	3/1/05	\$400,000	2920	0	7	1974	3	118483	N	N	11401 SW 238TH ST
006	639800	0012	7/22/03	\$350,000	720	0	8	1997	3	70567	Y	N	10100 SW QUARTERMASTER DR
006	172203	9067	3/30/04	\$323,000	1280	700	8	1978	3	14374	N	N	23827 97TH AV SW
006	172203	9026	4/29/03	\$679,300	1350	170	8	1965	4	13939	Y	Y	9745 SW HARBOR DR
006	082203	9076	8/11/04	\$408,000	1480	1480	8	1958	3	125888	N	N	8904 SW QUARTERMASTER DR
006	700420	0180	10/5/04	\$252,200	1550	380	8	1963	4	18432	N	N	25130 122ND AV SW
006	356380	0125	8/27/03	\$385,900	1570	860	8	1992	3	81021	N	N	23145 VASHON HW SW
006	082203	9027	11/7/05	\$770,000	1610	0	8	2002	3	260924	N	N	8629 SW 216TH ST
006	172203	9054	2/3/05	\$435,000	1640	0	8	1948	4	30056	N	N	23720 97TH AV SW
006	132202	9026	5/20/04	\$352,000	1690	0	8	1965	4	217800	N	N	11918 SW 236TH ST
006	082203	9084	1/7/05	\$550,000	1790	560	8	1953	3	44866	Y	Y	9129 SW QUARTERMASTER DR
006	362202	9048	3/30/04	\$532,000	1810	620	8	1999	4	217800	N	N	12830 SW 276TH ST
006	252202	9099	8/23/05	\$575,000	1870	0	8	2002	3	341510	Y	N	12350 SW 266TH LN
006	182203	9163	12/16/04	\$375,000	2000	0	8	1990	3	71438	N	N	23406 115TH AV SW
006	126920	0371	4/4/03	\$565,000	2010	1530	8	1979	3	26122	Y	Y	9015 SW BAYVIEW DR
006	082203	9030	6/6/03	\$690,000	2010	360	8	1930	5	488307	Y	N	22024 MONUMENT RD SW
006	022102	9144	5/1/03	\$330,000	2240	0	8	1984	4	218215	N	N	29815 131ST AV SW
006	182203	9136	4/19/03	\$349,500	2260	440	8	1985	3	12196	Y	N	10408 SW 238TH ST
006	126920	0026	8/8/05	\$865,000	2360	0	8	1991	3	22176	Y	Y	9202 SW HARBOR DR
006	888600	0088	4/28/05	\$559,500	2380	0	8	1987	3	31800	Y	N	8416 SW 216TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	231640	0285	11/30/04	\$400,000	2490	0	8	2003	3	20600	N	N	21030 TRAMP HARBOR RD SW
006	132202	9054	7/7/03	\$479,000	2570	0	8	1991	3	269200	N	N	23603 OLD MILL RD SW
006	242202	9008	5/12/05	\$505,000	2580	0	8	1996	3	436906	N	N	24122 129TH AV SW
006	888600	0135	5/28/04	\$589,000	2960	0	8	1993	3	277041	N	N	21419 86TH AV SW
006	606760	0140	4/29/05	\$410,000	1390	0	9	1999	3	100188	N	N	10505 SW 230TH ST
006	606760	0050	10/13/05	\$650,000	1730	410	9	1965	3	40000	Y	N	22925 VASHON HW SW
006	082203	9111	8/12/03	\$533,000	2120	0	9	1997	3	198198	Y	N	9731 SW ELISHA LN
006	242202	9004	11/17/05	\$720,000	2300	0	9	2003	3	252648	N	N	12007 SW SHAWNEE RD
006	639800	0015	4/8/03	\$1,050,000	2410	800	9	1931	5	48351	Y	Y	22526 99TH LN SW
006	202203	9036	5/28/03	\$823,000	2570	1190	9	1964	4	40330	Y	Y	9423 SW BAYVIEW DR
006	639800	0386	6/21/04	\$480,000	3510	0	9	1990	3	18252	Y	N	10212 SW 228TH ST
006	639860	0025	8/23/04	\$1,295,000	2320	1480	10	1974	5	47916	Y	Y	22532 100TH PL SW
007	742760	0230	1/6/03	\$274,000	640	0	5	1919	4	11406	Y	Y	28523 MANZANITA BEACH RD SW
007	742760	0230	7/14/03	\$290,000	640	0	5	1919	4	11406	Y	Y	28523 MANZANITA BEACH RD SW
007	855000	1535	11/21/03	\$231,500	900	280	5	1980	3	3507	Y	Y	27716 MANZANITA BEACH RD SW
007	855000	1515	6/8/04	\$400,000	930	0	5	1903	3	2305	Y	Y	27708 MANZANITA BEACH RD SW
007	205120	0506	1/5/05	\$321,500	1190	0	5	1935	4	87120	N	N	26613 99TH AV SW
007	302203	9078	7/11/03	\$300,700	840	0	6	1961	4	27007	Y	Y	26807 HAKE RD SW
007	302203	9090	10/13/04	\$315,000	1030	0	6	1987	3	18730	Y	Y	27131 HAKE RD SW
007	855000	1570	1/9/04	\$202,000	1220	0	6	1904	3	9535	Y	Y	27738 MANZANITA BEACH RD SW
007	755880	0060	8/11/05	\$277,000	1250	0	6	1990	3	14175	N	N	9316 SW 274TH ST
007	302203	9027	6/9/04	\$440,000	1630	0	6	1990	3	27442	Y	Y	26013 101ST PL SW
007	162203	9069	4/28/04	\$335,000	790	0	7	2004	3	23210	Y	Y	23135 KINGSBURY RD SW
007	302203	9025	4/16/04	\$399,000	796	0	7	1999	3	9780	Y	Y	26003 101ST PL SW
007	755880	0290	3/22/05	\$255,000	950	710	7	1979	3	16625	Y	N	9109 SW 274TH ST
007	162203	9156	12/23/03	\$535,000	1100	550	7	1987	3	47916	Y	Y	22711 KINGSBURY RD SW
007	387440	0320	10/7/04	\$315,500	1100	960	7	1975	4	24925	N	N	8030 SW 234TH ST
007	302203	9095	8/10/04	\$437,500	1100	540	7	1974	3	50965	Y	Y	26929 HAKE RD SW
007	205120	0431	5/20/05	\$335,000	1120	0	7	1964	4	91040	Y	N	9614 SW 268TH ST
007	755880	0560	6/24/03	\$315,000	1150	830	7	1978	3	13230	Y	N	27545 SANDY SHORES DR SW
007	755880	0560	5/23/05	\$380,000	1150	830	7	1978	3	13230	Y	N	27545 SANDY SHORES DR SW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	755880	0570	6/30/05	\$365,000	1200	400	7	1965	3	13420	Y	N	27537 SANDY SHORES DR SW
007	755880	0450	4/22/03	\$255,000	1210	0	7	1980	3	34800	Y	N	9016 SW 275TH ST
007	755880	0450	4/15/04	\$280,000	1210	0	7	1980	3	34800	Y	N	9016 SW 275TH ST
007	205120	0105	11/8/05	\$485,000	1300	0	7	1977	5	11250	Y	N	9825 SW DOCK ST
007	755880	0190	7/1/03	\$235,000	1360	0	7	1993	3	16280	Y	N	9318 SW 275TH ST
007	162203	9217	12/21/05	\$411,000	1420	0	7	1994	3	63598	N	N	23835 DOCKTON RD SW
007	855000	0060	6/27/05	\$406,000	1480	500	7	1983	3	4200	Y	Y	28239 MANZANITA BEACH RD SW
007	212203	9104	4/8/04	\$475,000	1850	0	7	1973	3	62726	Y	Y	24245 DOCKTON RD SW
007	079250	0010	9/14/04	\$350,000	1970	0	7	2001	3	25208	Y	N	26817 94TH AV SW
007	755880	0390	5/4/04	\$306,000	1990	0	7	1977	3	80586	Y	N	27420 90TH AV SW
007	755880	0530	7/15/04	\$398,000	1990	0	7	1967	4	13920	Y	N	27571 SANDY SHORES DR SW
007	387440	0400	9/8/03	\$265,500	2300	0	7	1978	4	18588	N	N	23431 80TH AV SW
007	212203	9081	3/15/05	\$400,000	2560	0	7	1971	3	49658	Y	Y	24437 DOCKTON RD SW
007	279470	0130	12/24/03	\$232,000	1130	0	8	1991	3	17850	Y	N	9250 SW SUMMERHURST RD
007	302203	9021	6/15/05	\$798,250	1360	880	8	1972	3	43560	Y	Y	25827 STUCKEY AV SW
007	079250	0060	9/2/03	\$268,000	1570	0	8	1957	3	27000	Y	N	9613 SW 268TH ST
007	205120	0085	7/15/04	\$470,000	1570	1140	8	1964	3	13275	Y	Y	9702 SW DOCK ST
007	079250	0060	3/29/05	\$297,500	1570	0	8	1957	3	27000	Y	N	9613 SW 268TH ST
007	079250	0060	12/22/05	\$454,250	1570	0	8	1957	3	27000	Y	N	9613 SW 268TH ST
007	322203	9076	10/9/04	\$429,000	1610	0	8	1982	3	28314	Y	Y	27416 SANDY SHORES DR SW
007	079250	0040	9/11/03	\$315,000	1710	680	8	1959	3	27000	Y	N	9515 SW 268TH ST
007	162203	9095	9/16/03	\$670,000	1830	720	8	1966	3	42689	Y	Y	22727 KINGSBURY RD SW
007	387440	0020	4/22/05	\$800,000	2120	1380	8	1971	3	27782	Y	Y	23515 KINGSBURY RD SW
007	755880	0310	3/3/03	\$402,000	2220	1010	8	1983	3	26885	Y	N	9025 SW 274TH ST
007	312203	9045	6/21/05	\$500,000	2280	0	8	2004	3	180774	N	N	28305 99TH AV SW
007	312203	9063	7/2/04	\$545,000	2680	0	8	1990	3	431244	N	N	27405 99TH AV SW
007	312203	9048	9/18/05	\$615,000	2880	0	8	1991	3	207345	N	N	28109 101ST AV SW
007	162203	9206	5/15/04	\$599,500	3460	0	8	1989	3	92444	Y	N	23413 77TH AV SW
007	212203	9094	9/27/05	\$800,000	1770	200	9	1980	3	26375	Y	Y	8166 SW 246TH ST
007	079250	0050	6/9/04	\$435,000	2640	0	9	1990	3	27000	Y	N	9531 SW 268TH ST
007	312203	9069	8/13/03	\$555,000	3048	0	9	2001	3	34936	Y	N	28633 99TH AV SW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	205120	0407	7/23/04	\$825,000	2010	0	10	1997	3	100623	Y	N	9417 SW 266TH LN
007	202203	9125	8/25/05	\$1,075,000	2960	0	10	1998	3	133294	Y	N	25415 DOCKTON RD SW
008	152203	9019	10/14/05	\$333,000	904	0	5	1988	4	90604	N	N	6702 SW POINT ROBINSON RD
008	222203	9021	1/10/05	\$404,500	1370	0	5	1913	3	467834	Y	N	6007 SW 240TH ST
008	521620	0090	12/30/03	\$339,000	830	0	6	1928	4	26966	Y	Y	7314 SW MAURY PARK RD
008	142203	9001	9/24/03	\$412,000	1100	0	6	1916	3	14139	Y	Y	4412 SW LUANA BEACH RD
008	162203	9029	7/9/04	\$427,750	1600	0	6	1916	3	199504	N	N	6701 SW POINT ROBINSON RD
008	222203	9006	7/9/04	\$410,000	980	0	7	1999	3	164697	N	N	5406 SW 244TH ST
008	281710	0560	7/16/03	\$255,000	1000	600	7	1968	3	9680	Y	N	7823 SW 259TH PL
008	281710	0110	4/27/05	\$262,650	1010	0	7	1981	3	9576	N	N	25620 79TH AV SW
008	281710	0950	7/16/04	\$272,000	1040	920	7	1979	3	11250	Y	N	7632 SW 258TH CT
008	281710	0160	6/25/04	\$215,000	1090	0	7	1978	3	9750	N	N	7727 SW 256TH ST
008	281710	0150	4/9/04	\$184,900	1100	0	7	1993	3	9750	N	N	7805 SW 256TH ST
008	281710	0120	3/4/05	\$226,000	1100	0	7	1996	3	10530	N	N	25610 79TH AV SW
008	152203	9078	6/20/05	\$500,000	1230	480	7	1963	3	138085	Y	N	23325 63RD AV SW
008	281710	0330	2/13/03	\$177,000	1250	0	7	1983	3	9600	N	N	7614 SW 257TH ST
008	281710	0330	1/26/05	\$225,000	1250	0	7	1983	3	9600	N	N	7614 SW 257TH ST
008	281710	0430	9/6/05	\$359,500	1250	830	7	1981	3	12920	N	N	25725 78TH AV SW
008	162203	9150	7/19/05	\$435,000	1290	450	7	1975	3	13939	Y	N	6809 SW MAURY PARK RD
008	281710	0010	10/2/03	\$265,000	1300	600	7	1981	3	10160	N	N	25818 79TH AV SW
008	281710	0010	1/20/05	\$286,000	1300	600	7	1981	3	10160	N	N	25818 79TH AV SW
008	281721	0390	11/13/03	\$190,000	1320	0	7	1987	3	10125	Y	N	25721 GOLD BEACH DR SW
008	521520	0020	8/25/03	\$310,000	1370	0	7	1969	3	39500	Y	Y	7022 SW MAURY PARK RD
008	281710	0100	6/2/04	\$195,000	1400	0	7	1980	3	9576	N	N	25624 79TH AV SW
008	281720	0010	12/23/05	\$410,000	1460	0	7	1988	3	15150	Y	N	25910 75TH AV SW
008	281710	0230	8/13/04	\$227,500	1660	0	7	1998	3	9750	N	N	7607 SW 256TH ST
008	281710	0310	6/29/04	\$235,500	1660	0	7	1998	3	9600	N	N	7600 SW 257TH ST
008	152203	9016	6/17/03	\$450,000	1670	0	7	1918	4	65776	N	N	23226 63RD AV SW
008	521620	0120	9/1/04	\$455,000	1750	200	7	1930	3	25183	Y	Y	7412 SW MAURY PARK RD
008	281710	0180	2/23/04	\$242,850	1810	0	7	1980	3	19500	N	N	7713 SW 256TH ST
008	281721	0250	2/12/04	\$324,000	1810	0	7	1981	4	18000	Y	N	25730 GOLD BEACH DR SW

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008	281710	0350	4/19/05	\$274,500	1980	0	7	1989	3	10240	N	N	7706 SW 257TH ST
008	281721	0300	9/19/04	\$375,000	2050	0	7	1990	3	11745	Y	N	25838 75TH AV SW
008	281710	0850	11/23/05	\$321,500	2210	0	7	1978	3	10000	N	N	25720 78TH AV SW
008	232203	9073	9/26/05	\$487,000	2260	0	7	1991	3	25859	Y	N	24315 49TH PL SW
008	162203	9138	6/13/05	\$515,000	2340	0	7	1988	3	211701	N	N	7118 SW 240TH ST
008	212203	9105	5/27/04	\$446,100	2660	600	7	1973	3	204732	N	N	7009 SW 240TH ST
008	222203	9009	4/7/05	\$647,000	3150	0	7	1958	4	209088	N	N	5527 SW POINT ROBINSON RD
008	281710	0260	11/14/04	\$249,440	1080	1010	8	1980	3	9750	Y	N	7519 SW 256TH ST
008	281721	0010	3/24/04	\$560,000	1300	1470	8	1993	3	10375	Y	Y	25860 GOLD BEACH DR SW
008	281721	0010	7/27/05	\$687,500	1300	1470	8	1993	3	10375	Y	Y	25860 GOLD BEACH DR SW
008	281710	0990	12/23/05	\$465,000	1380	660	8	1995	3	9900	Y	N	7613 SW 258TH CT
008	281710	0640	2/27/05	\$448,500	1430	540	8	1979	4	17550	Y	N	7609 SW 259TH ST
008	152203	9005	9/27/04	\$704,500	1430	790	8	1989	3	112200	Y	Y	23016 64TH AV SW
008	281710	0570	12/8/05	\$394,000	1550	750	8	1979	3	38252	Y	N	7819 SW 259TH PL
008	281721	0440	4/22/03	\$367,500	1640	950	8	1979	3	12750	Y	N	25777 GOLD BEACH DR SW
008	281710	0750	12/18/03	\$312,450	1670	0	8	2000	3	9680	Y	N	7607 SW 258TH CT
008	281721	0380	4/19/04	\$384,500	1770	0	8	1995	3	11900	Y	N	25713 GOLD BEACH DR SW
008	281721	0080	2/23/05	\$629,000	1890	780	8	1979	4	12425	Y	Y	25818 GOLD BEACH DR SW
008	212203	9113	9/23/03	\$480,000	1900	390	8	2004	3	217800	Y	N	7404 SW 255TH ST
008	521320	0020	10/12/05	\$829,000	1935	1540	8	1974	4	14000	Y	Y	22412 MELCHERT WY SW
008	232203	9107	3/8/04	\$374,500	2140	0	8	1991	3	12260	Y	N	24107 49TH PL SW
008	232203	9008	1/26/05	\$579,500	2300	1380	8	1991	3	70132	Y	N	24132 49TH PL SW
008	142203	9093	7/7/04	\$610,000	2840	0	8	1990	3	232610	N	N	23712 49TH AV SW
008	212203	9110	2/13/04	\$387,000	2940	0	8	1978	3	189486	Y	N	7112 SW 248TH ST
008	281721	0020	5/25/05	\$560,000	1530	970	9	1985	3	10790	Y	Y	25854 GOLD BEACH DR SW
008	232203	9110	3/18/04	\$353,000	1810	0	9	1991	3	12260	Y	N	24220 48TH PL SW
008	142203	9090	1/14/03	\$545,000	2161	0	9	2000	3	228690	N	N	23725 49TH AV SW
008	142203	9090	2/6/04	\$592,500	2161	0	9	2000	3	228690	N	N	23725 49TH AV SW
008	521320	0035	1/7/04	\$800,000	3320	0	9	1983	4	49050	Y	Y	22426 MELCHERT WY SW
008	281720	0080	7/23/04	\$725,000	1670	1670	10	1983	4	16125	Y	Y	25866 GOLD BEACH DR SW
008	281721	0210	5/15/03	\$425,000	2632	0	10	2000	3	18000	Y	N	7219 SW 257TH CT

Improved Sales Removed from this Annual Update Analysis
Area 100
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	012202	9026	2/9/03	\$278,500	TIMBER AND FOREST LAND
001	012202	9057	1/7/04	\$468,000	OPEN SPACE DESIGNATION CONTINUED
001	012202	9065	5/2/05	\$386,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	052203	9071	4/8/05	\$165,000	DIAGNOSTIC OUTLIER
001	052203	9071	10/27/04	\$108,836	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
001	062203	9037	12/5/03	\$215,000	DIAGNOSTIC OUTLIER
001	062203	9160	10/12/05	\$37,744	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
001	062203	9160	11/8/05	\$100,725	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
001	072203	9005	5/17/05	\$650,500	OPEN SPACE DESIGNATION CONTINUED
001	072203	9056	3/15/04	\$160,000	NON-REPRESENTATIVE SALE
001	072203	9081	4/7/04	\$189,900	BANKRUPTCY - RECEIVER OR TRUSTEE
001	072203	9081	11/25/03	\$273,549	EXEMPT FROM EXCISE TAX
001	072203	9139	12/29/05	\$102,900	DORRatio
001	072203	9157	6/9/03	\$315,000	DIAGNOSTIC OUTLIER
001	122202	9030	10/3/05	\$620,000	ImpCount
001	122202	9082	2/26/04	\$379,000	OPEN SPACE DESIGNATION CONTINUED
001	122202	9096	3/9/04	\$290,000	Obsol
001	182203	9007	5/25/05	\$1,150,000	OPEN SPACE DESIGNATION CONTINUED
001	192303	9001	10/18/04	\$330,000	UnFinArea
001	192303	9006	7/30/03	\$350,000	PrevImp<=10K
001	192303	9022	8/23/05	\$705,000	DIAGNOSTIC OUTLIER
001	242302	9226	8/29/03	\$375,000	RELOCATION - SALE BY SERVICE
001	242302	9226	8/29/03	\$375,000	RELOCATION - SALE TO SERVICE
001	242302	9233	9/11/03	\$96,900	ImpCountQUIT CLAIM DEED DORRatio
001	252302	9038	2/20/04	\$306,000	MOBILE HOME
001	252302	9157	11/22/05	\$375,000	Obsol
001	252302	9157	12/3/03	\$102,000	Obsol DORRatio
001	252302	9159	8/3/05	\$172,642	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
001	302303	9087	9/14/05	\$189,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	302303	9134	7/31/03	\$208,000	Obsol
001	302303	9164	3/30/04	\$25,000	DORRatio
001	302303	9208	9/16/04	\$102,500	Lack of Representation
001	302303	9235	10/13/04	\$230,000	PROPERTY ASSESSED DIFF THAN PROP SOLD
001	302303	9242	10/27/05	\$472,500	OpenSpace0
001	312303	9118	10/27/04	\$100,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
001	322303	9033	12/23/04	\$96,416	QUIT CLAIM DEED DORRatio
001	322303	9155	8/25/04	\$258,000	ImpCount
001	352302	9009	7/18/03	\$500,000	MOBILE HOME
002	019450	0090	6/17/05	\$150,000	DORRatio
002	072303	9117	10/5/04	\$171,655	QC DEED; PARTIAL INTEREST (103, 102, Etc.)
002	078600	0250	10/4/04	\$108,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	182303	9189	9/27/04	\$1,500,000	ImpCount
002	242302	9012	11/30/05	\$22,596	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	252302	9055	4/19/04	\$389,000	ImpCount
002	262302	9013	10/8/03	\$175,575	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 100
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	262302	9051	12/8/03	\$170,000	DIAGNOSTIC OUTLIER
002	262302	9066	5/22/03	\$5,000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	668300	0165	9/2/05	\$292,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	668300	0215	8/31/05	\$215,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	668310	0400	6/3/03	\$430,000	PARTIAL INTEREST (103, 102, Etc.)
002	816400	0065	12/3/05	\$495,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	888700	0395	1/15/03	\$101,439	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
002	888700	0997	11/19/04	\$130,000	DORRatio
003	052203	9118	7/10/04	\$100,000	%Compl DORRatio
003	052203	9135	6/10/03	\$248,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	082303	9062	8/29/03	\$700,000	Obsol
003	153520	0270	12/17/04	\$160,000	DIAGNOSTIC OUTLIER
003	153520	0430	2/26/03	\$490,000	Diagnostic Outlier
003	153520	0855	8/26/04	\$57,306	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	153520	1210	9/18/03	\$129,000	LACK OF REPRESENTATION
003	153520	1210	6/13/05	\$165,000	LACK OF REPRESENTATION
003	153520	2956	5/15/04	\$275,000	ImpCount
003	172303	9039	2/17/04	\$137,500	DIAGNOSTIC OUTLIER
003	202303	9045	5/9/05	\$192,500	Obsol
003	202303	9045	4/1/05	\$135,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	202303	9071	4/11/05	\$417,500	OPEN SPACE DESIGNATION CONTINUED
003	202303	9078	10/8/03	\$45,000	%Compl DORRatio
003	202303	9165	12/22/04	\$297,500	ImpCount
003	212303	9001	4/21/03	\$264,000	Imp value of \$25,000 or less
003	212303	9026	9/1/04	\$500,000	ImpCount
003	212303	9033	3/15/05	\$486,000	ImpCount
003	249560	0076	1/28/04	\$23,360	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
003	249560	0079	3/17/04	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	249560	0080	12/18/03	\$112,000	DORRatio
003	255150	0280	5/17/05	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	292303	9175	7/29/04	\$114,242	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	322303	9009	5/27/04	\$140,000	DORRatio
003	322303	9063	6/14/04	\$130,000	DORRatio
003	322303	9130	2/26/04	\$189,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	322303	9158	3/26/03	\$180,000	Obsol
003	322303	9236	2/11/04	\$215,000	DORRatio
003	888700	0050	6/8/03	\$110,000	DORRatio
003	888700	0085	5/18/05	\$447,000	DIAGNOSTIC OUTLIER
003	888700	1215	6/1/04	\$9,464	QUIT CLAIM DEED DORRatio
003	888700	1986	5/15/03	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	022102	9021	9/13/04	\$855,000	ImpCount
005	022102	9047	8/27/03	\$25,500	PrevImp<=10K DORRatio
005	022102	9051	6/9/04	\$340,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	022102	9079	4/26/04	\$400,000	EXEMPT FROM EXCISE TAX
005	022202	9066	4/15/03	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 100
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	112202	9020	10/6/05	\$195,955	QUIT CLAIM DEED
005	112202	9130	9/20/04	\$975,000	RELOCATION - SALE BY SERVICE
005	112202	9130	9/16/04	\$975,000	RELOCATION - SALE TO SERVICE
005	142202	9022	4/4/03	\$255,000	%Compl %NetCond
005	142202	9061	9/2/04	\$613,000	DIAGNOSTIC OUTLIER
005	142202	9062	10/23/03	\$177,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	142202	9099	10/18/05	\$190,000	OPEN SPACE DESIGNATION CONTINUED
005	142202	9118	2/22/05	\$418,000	Obsol
005	142202	9123	4/15/03	\$74,216	PARTIAL INTEREST (103, 102, Etc.) DORRatio
005	232202	9026	2/7/05	\$1,050,000	ImpCount
005	232202	9069	12/20/05	\$120,000	Obsol DORRatio
005	232202	9129	12/8/04	\$200,000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
005	232202	9140	5/25/04	\$120,000	DORRatio
005	262202	9029	4/21/05	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	262202	9039	1/19/05	\$150,000	PrevImp<=10K
005	262202	9058	4/23/05	\$150,000	STATEMENT TO DOR Obsol DORRatio
005	262202	9080	5/16/03	\$385,000	LACK OF REPRESENTATION
005	352202	9031	1/8/04	\$235,000	Obsol UnFinArea
005	352202	9031	9/15/05	\$285,000	Obsol UnFinArea
005	352202	9032	8/18/04	\$85,000	%Compl DORRatio
005	352202	9121	4/24/03	\$295,000	ImpCount
005	352202	9144	10/22/04	\$559,000	Obsol UnFinArea
006	012102	9018	5/27/03	\$70,000	DORRatio
006	082203	9023	12/10/04	\$250,000	%NetCond
006	092203	9003	8/13/03	\$555,000	ImpCount
006	126920	0105	9/29/05	\$42,000	DORRatio
006	126920	0110	9/24/05	\$655,000	MULTI-PARCEL SALE Obsol
006	126920	0375	8/26/04	\$122,000	PARTIAL INTEREST (103, 102, Etc.)
006	126920	0392	8/5/05	\$250,000	DIAGNOSTIC OUTLIER
006	132202	9039	1/27/04	\$417,500	TIMBER AND FOREST LAND
006	132202	9052	11/12/04	\$386,000	Obsol
006	172203	9060	3/17/04	\$789,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	182203	9084	8/23/04	\$32,300	PARTIAL INTEREST (103, 102, Etc.)
006	182203	9160	11/14/05	\$220,000	ImpCount PersMH0MOBILE HOME
006	182203	9165	4/19/04	\$16,438	QUIT CLAIM DEED DORRatio
006	182203	9231	7/1/04	\$115,000	DORRatio
006	182203	9237	3/7/05	\$147,000	PARTIAL INTEREST (103, 102, Etc.)
006	192203	9004	4/8/03	\$52,000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
006	192203	9009	10/19/05	\$989,000	DIAGNOSTIC OUTLIER
006	192203	9037	11/18/04	\$120,000	Obsol DORRatio
006	192203	9062	8/29/05	\$540,000	Imp value of \$25,000 or less
006	192203	9064	7/7/03	\$180,000	PrevImp<=10K
006	192203	9064	10/22/04	\$182,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	192203	9079	5/27/05	\$12,000	QUIT CLAIM DEED DORRatio
006	202203	9037	9/21/05	\$125,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio

Improved Sales Removed from this Annual Update Analysis
Area 100
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	202203	9038	10/28/04	\$475,000	ImpCount
006	202203	9042	1/27/03	\$60,000	QUIT CLAIM DEED DORRatio
006	202203	9063	11/6/03	\$100,000	ImpCount DORRatio
006	252202	9005	6/4/03	\$13,200	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
006	252202	9087	3/1/03	\$98,500	DORRatio
006	311040	0025	9/28/04	\$85,000	PrevImp<=10K
006	356380	0015	2/13/04	\$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	503180	0050	3/10/05	\$200,000	DORRatio
006	503180	0240	4/26/04	\$72,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
006	534170	0060	4/14/04	\$233,000	1031 TRADE; STATEMENT TO DOR
006	888600	0077	4/26/04	\$151,161	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
007	033600	0067	10/8/03	\$45,217	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
007	205120	0280	3/21/04	\$2,000	Obsol DORRatio
007	205120	0463	2/20/04	\$57,718	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
007	205120	0506	8/28/03	\$159,500	EST PROP ASSESSED DIFFERENT THAN PROP SOLD
007	212203	9052	8/31/04	\$340,250	RELATED PARTY, FRIEND, OR NEIGHBOR
007	279470	0060	10/17/05	\$385,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	302203	9097	5/25/05	\$169,000	PrevImp<=10K
007	312203	9045	1/7/03	\$117,500	DORRatio
007	387440	0410	7/28/04	\$355,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	742760	0025	1/24/05	\$165,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	755880	0040	1/9/04	\$274,500	BANKRUPTCY - RECEIVER OR TRUSTEE
007	755880	0150	5/18/04	\$250,000	UnFinArea
007	855000	0100	11/14/03	\$162,500	DIAGNOSTIC OUTLIER
008	142203	9044	10/22/04	\$100,000	PrevImp<=10K
008	152203	9073	7/3/03	\$115,000	DORRatio
008	162203	9012	8/14/03	\$335,000	OpenSpace
008	162203	9168	11/3/03	\$120,000	DORRatio
008	162203	9187	9/19/04	\$672,000	ImpCount
008	212203	9119	5/9/03	\$110,000	%Compl DORRatio
008	232203	9016	5/21/04	\$600,400	UnFinArea
008	232203	9072	4/14/05	\$15,000	DORRatio
008	281700	0120	9/28/05	\$430,000	%Compl ActivePermitBeforeSale>25K
008	281700	0120	6/3/04	\$79,500	%Compl DORRatio
008	281710	0080	8/11/04	\$349,000	RELOCATION - SALE BY SERVICE
008	281710	0080	6/15/04	\$349,000	RELOCATION - SALE TO SERVICE
008	281721	0460	8/19/04	\$110,000	DORRatio
008	281721	0520	7/15/04	\$92,500	DORRatio
008	282203	9034	3/30/04	\$108,098	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

Vacant Sales Used in this Annual Update Analysis
Area 100

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	052203	9159	2/27/2003	140000	219978	N	N
1	062203	9003	8/26/2005	159500	157687	N	N
1	062203	9032	5/5/2005	250000	413820	N	N
1	062203	9186	5/19/2005	150000	229125	N	N
1	072203	9101	7/26/2005	50000	23086	N	N
1	122202	9046	6/25/2004	200000	433858	N	N
1	122202	9077	2/27/2003	152000	213444	N	N
1	182303	9202	10/6/2005	195700	192099	N	N
1	192303	9103	10/20/2005	175000	217800	N	N
1	252302	9076	5/21/2004	164000	71438	Y	N
1	302303	9079	3/4/2004	142500	211266	N	N
1	302303	9186	7/12/2004	135000	113691	N	N
1	302303	9205	3/8/2005	80000	38280	N	N
1	312303	9015	7/1/2004	160000	270943	N	N
1	312303	9019	8/12/2003	306000	1326402	N	N
1	312303	9055	11/28/2005	235000	123156	N	N
1	312303	9120	3/11/2003	60000	98881	N	N
1	362302	9047	2/27/2004	180000	426549	N	N
1	362302	9054	6/9/2004	102000	79946	Y	N
1	362302	9065	9/17/2004	163000	219417	N	N
1	362302	9067	9/15/2005	185000	219544	N	N
2	062303	9069	12/27/2004	55000	134600	Y	N
2	072303	9200	3/17/2003	56950	120225	N	N
2	182303	9113	6/4/2003	115000	51836	N	N
2	182303	9136	8/18/2003	224500	588378	N	N
2	182303	9206	1/26/2005	170000	224769	N	N
2	182303	9209	11/23/2004	42000	193842	N	N
2	242302	9014	6/11/2005	315000	434293	Y	Y
2	352302	9062	9/30/2003	262500	825026	N	N
2	352302	9062	5/25/2005	315000	825026	N	N
2	668300	0095	8/10/2005	194000	19710	Y	N
2	888700	0725	10/21/2003	70000	20000	N	N
2	888700	0728	4/25/2003	76000	20000	N	N
2	888700	0728	6/10/2005	82000	20000	N	N
2	888700	1185	8/28/2003	17000	40170	N	N
2	888700	1621	1/30/2004	75000	17676	N	N
2	888700	1621	9/18/2005	75837	17676	N	N
2	888700	1621	10/11/2005	135000	17676	N	N
2	888700	1817	10/23/2003	85000	13800	N	N
3	072303	9152	6/15/2005	125000	19389	Y	N
3	082303	9018	8/8/2003	195000	77972	N	N
3	153520	0185	2/10/2005	10000	5400	Y	N
3	153520	0260	11/3/2003	86000	4860	Y	N
3	153520	2035	7/8/2005	122000	54014	N	N
3	153520	4360	5/5/2003	65000	32912	Y	N
3	202303	9113	5/12/2003	22500	16117	Y	N

Vacant Sales Used in this Annual Update Analysis
Area 100

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
3	202303	9115	7/3/2003	19000	52707	Y	N
3	292303	9026	9/30/2003	280000	422967	Y	N
3	292303	9287	4/21/2003	310000	182516	N	N
3	292303	9288	4/21/2003	90000	90604	N	N
3	888700	1340	9/5/2003	13000	17080	N	N
3	888700	2003	5/28/2004	16000	20078	Y	N
5	022102	9106	1/30/2004	84000	192535	N	N
5	022202	9024	7/25/2005	47000	63597	Y	Y
5	112202	9006	9/28/2004	160000	382892	N	N
5	142202	9097	8/26/2004	180500	212572	N	N
5	152202	9009	10/28/2003	50000	26500	Y	Y
5	232202	9078	3/15/2004	74000	108900	N	N
5	232202	9091	9/20/2005	180000	217800	N	N
5	232202	9100	7/9/2003	15000	98881	N	N
5	352202	9001	4/16/2004	165000	392040	N	N
5	352202	9020	10/21/2003	76000	121096	N	N
5	352202	9098	10/13/2003	80000	108900	N	N
6	012102	9102	9/27/2005	310000	169884	Y	N
6	082203	9155	1/22/2005	200000	234510	N	N
6	126920	0060	4/27/2004	320000	30000	Y	Y
6	132202	9048	11/24/2004	135000	138956	N	N
6	132202	9064	5/11/2005	265000	397702	N	N
6	182203	9153	4/29/2003	35000	10890	Y	N
6	182203	9162	3/10/2003	11000	13503	N	N
6	242202	9091	3/29/2005	180000	762300	Y	N
6	252202	9069	2/10/2003	132500	211266	N	N
6	252202	9116	10/11/2004	67500	40075	Y	N
6	252202	9134	8/26/2004	20000	54014	N	N
6	252202	9149	12/13/2005	5000	10000	Y	Y
6	311040	0065	3/14/2003	11300	14400	Y	Y
6	606760	0163	3/8/2005	141000	46000	Y	N
7	079250	0100	5/22/2003	73500	18000	Y	N
7	079250	0100	7/24/2004	84460	18000	Y	N
7	079250	0320	1/3/2005	139750	211266	N	N
7	205120	0056	9/27/2004	17000	11250	Y	N
7	205120	0065	9/20/2004	100000	21750	Y	Y
7	205120	0469	3/29/2005	100000	74923	Y	N
7	292203	9017	11/7/2005	130000	118483	N	N
7	292203	9021	9/23/2005	159500	153766	N	N
7	292203	9024	11/9/2004	210000	437778	N	N
7	292203	9030	5/20/2005	120000	118483	N	N
7	292203	9064	9/7/2004	152000	152460	N	N
7	292203	9066	5/2/2005	160000	152460	N	N
7	312203	9056	3/24/2004	210000	879476	N	N
7	312203	9058	11/1/2004	134000	210830	N	N
7	322203	9094	7/16/2004	110000	219542	N	N

Vacant Sales Used in this Annual Update Analysis
Area 100

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
7	322203	9107	9/6/2003	182500	219253	Y	N
7	755880	0180	9/2/2005	68000	16264	Y	N
7	755880	0550	4/1/2003	82500	14541	Y	N
8	092203	9016	9/25/2003	250000	177289	Y	Y
8	142203	9091	11/18/2005	170000	216928	Y	N
8	142203	9099	9/16/2003	112500	75900	Y	N
8	152203	9017	10/6/2005	196500	131551	N	N
8	152203	9112	1/2/2003	65000	57063	Y	Y
8	162203	9157	11/28/2005	172000	40075	N	N
8	162203	9163	11/3/2003	107000	132858	N	N
8	212203	9099	6/7/2004	115000	145490	Y	N
8	222203	9061	6/11/2004	125000	104979	N	N
8	281700	0090	6/27/2005	76500	10010	Y	N
8	281710	0020	2/17/2005	50000	10080	N	N
8	281710	0340	8/12/2005	62500	9600	N	N
8	281710	0420	7/1/2005	70500	9870	N	N
8	281710	0450	10/10/2005	76000	13060	N	N
8	281710	0940	10/5/2005	58000	12000	Y	N
8	281721	0150	4/2/2005	260000	14688	Y	Y
8	282203	9040	11/28/2005	79000	13656	Y	N

Vacant Sales Removed from this Annual Update Analysis
Area 100

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	072203	9040	4/20/2005	11333	DOR Ratio - .25 and lower or 1.75 and higher
1	072203	9045	5/19/2005	7500	DOR Ratio - .25 and lower or 1.75 and higher
1	072203	9090	7/25/2003	16000	DOR Ratio - .25 and lower or 1.75 and higher
1	072203	9134	10/29/2004	135000	DOR Ratio - .25 and lower or 1.75 and higher
1	182203	9151	9/8/2005	100000	DOR Ratio - .25 and lower or 1.75 and higher
1	192303	9020	1/12/2004	155000	DOR Ratio - .25 and lower or 1.75 and higher
1	192303	9020	10/24/2005	218300	DOR Ratio - .25 and lower or 1.75 and higher
1	242302	9006	11/2/2004	30000	Severe topo - open space - not typical land sale
1	242302	9070	9/27/2004	6000	DOR Ratio - .25 and lower or 1.75 and higher
1	302303	9003	10/1/2004	30000	DOR Ratio - .25 and lower or 1.75 and higher
1	302303	9225	5/28/2004	31704	DOR Ratio - .25 and lower or 1.75 and higher
1	312303	9052	11/5/2004	179000	DOR Ratio - .25 and lower or 1.75 and higher
1	312303	9068	5/26/2005	129900	DOR Ratio - .25 and lower or 1.75 and higher
1	312303	9112	9/26/2005	705000	DOR Ratio - .25 and lower or 1.75 and higher
1	312303	9123	3/10/2004	76000	Sale to non-profit organization - not typical
1	322303	9111	9/26/2005	267672	Sale included 22 H2O shares- sold to non-profit organization
2	062303	9001	8/27/2005	16250	DOR Ratio - .25 and lower or 1.75 and higher
2	062303	9075	3/13/2004	20000	DOR Ratio - .25 and lower or 1.75 and higher
2	242302	9142	6/6/2003	10000	DOR Ratio - .25 and lower or 1.75 and higher
2	352302	9071	8/15/2003	45000	DOR Ratio - .25 and lower or 1.75 and higher
2	523880	0060	11/24/2004	311000	No perc per R Prop - Est prop assessed diff than prop sold
2	761720	0035	11/12/2003	385000	DOR Ratio - .25 and lower or 1.75 and higher
2	888700	0445	4/22/2004	6750	DOR Ratio - .25 and lower or 1.75 and higher
2	888700	1595	4/7/2005	7500	DOR Ratio - .25 and lower or 1.75 and higher
3	072303	9025	4/13/2005	17000	DOR Ratio - .25 and lower or 1.75 and higher
3	082303	9047	9/8/2005	14000	DOR Ratio - .25 and lower or 1.75 and higher
3	153520	2605	1/27/2005	90000	Est Prop assessed may be different than prop sold
3	153520	4585	5/11/2005	14500	Restrictive Size/Shape
3	172303	9027	6/28/2004	127000	Non-representative sale based on other sales in area
3	172303	9034	3/15/2004	30000	No perc per notes in R Prop
3	202303	9106	11/14/2005	191000	DOR Ratio - Also, Coded for environmental restrictions
3	202303	9138	5/19/2005	71250	DOR Ratio - Also, Est prop assessed diff than prop sold
3	202303	9155	11/18/2004	25000	DOR Ratio - .25 and lower or 1.75 and higher
3	255150	0250	4/4/2005	10000	DOR Ratio - .25 and lower or 1.75 and higher
3	292303	9163	7/15/2005	10000	Parcel coded as restricted size/shape
3	322303	9079	2/10/2003	25000	DOR Ratio - .25 and lower or 1.75 and higher
3	322303	9079	2/24/2003	25000	DOR Ratio - .25 and lower or 1.75 and higher
3	322303	9079	3/24/2003	25000	DOR Ratio - .25 and lower or 1.75 and higher
3	322303	9079	3/25/2003	25000	DOR Ratio - .25 and lower or 1.75 and higher
3	322303	9243	10/11/2004	45000	DOR Ratio - .25 and lower or 1.75 and higher
5	022202	9046	9/1/2004	48000	Est prop assessed diff than prop sold
5	022202	9059	9/20/2004	18500	DOR Ratio - .25 and lower or 1.75 and higher
5	022202	9080	6/10/2003	18000	DOR Ratio - .25 and lower or 1.75 and higher
5	142202	9084	7/9/2004	15000	DOR Ratio - .25 and lower or 1.75 and higher
5	142202	9119	8/22/2004	2950	DOR Ratio - .25 and lower or 1.75 and higher
5	142202	9119	8/4/2005	20000	DOR Ratio - .25 and lower or 1.75 and higher
5	232202	9020	12/1/2004	450000	Out of State Buyer - SP seems high & not typical of market

Vacant Sales Removed from this Annual Update Analysis
Area 100

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	232202	9162	7/6/2005	18000	DOR Ratio - .25 and lower or 1.75 and higher
5	262202	9062	9/22/2005	33000	Purchased by adjacent owner - SP low for this type of lot
6	012102	9045	5/26/2005	36000	DOR Ratio - .25 and lower or 1.75 and higher
6	082203	9153	12/18/2004	175000	Seg before or after sale
6	126920	0005	9/14/2004	45000	No perc - sale reason coded as trust
6	126920	0005	7/7/2005	17500	DOR Ratio - .25 and lower or 1.75 and higher
6	182203	9048	7/8/2003	70000	Est data may not match current data for prop
6	182203	9074	5/18/2004	20000	DOR Ratio - .25 and lower or 1.75 and higher
6	242202	9020	2/25/2003	1500	DOR Ratio - .25 and lower or 1.75 and higher
6	242202	9097	9/15/2005	145000	DOR Ratio - .25 and lower or 1.75 and higher
6	252202	9154	12/5/2005	175000	DOR Ratio - .25 and lower or 1.75 and higher
6	311040	0075	2/21/2003	4000	DOR Ratio - .25 and lower or 1.75 and higher
6	311040	0300	2/21/2003	1000	DOR Ratio - .25 and lower or 1.75 and higher
6	362202	9042	8/4/2003	88000	Quit Claim Deed
6	606760	0162	8/29/2005	27500	Per Real Prop, Class B Well site-non-buildable due to size
6	606760	0163	10/28/2005	200000	Est sale included building permit - not typical land sale
7	162203	9091	2/26/2004	150000	Per Real Prop, sale was part of a larger multi-parcel sale
7	205120	0435	10/31/2005	45000	Sale to LLC - Diagnostic Outlier
7	302203	9112	5/24/2004	15000	DOR Ratio - .25 and lower or 1.75 and higher
7	322203	9096	3/4/2004	47800	DOR Ratio - .25 and lower or 1.75 and higher
7	322203	9102	2/18/2005	45750	DOR Ratio - .25 and lower or 1.75 and higher
7	387440	0210	12/12/2003	8000	DOR Ratio - .25 and lower or 1.75 and higher
7	387440	0360	11/26/2003	7200	DOR Ratio - .25 and lower or 1.75 and higher
8	142203	9102	8/22/2005	182500	DOR Ratio - .25 and lower or 1.75 and higher
8	152203	9002	3/1/2004	535000	OpenSpace Also, sale to Relocation group
8	152203	9002	3/1/2004	535000	Tear down-Vac land now but purchased with imp on parcel
8	152203	9022	2/20/2004	253500	DOR Ratio - .25 and lower or 1.75 and higher
8	152203	9122	8/31/2004	300000	720 FF Low Bank 4.11 Ac - recently put into Open Space
8	212203	9119	2/12/2004	75931	DOR Ratio - .25 and lower or 1.75 and higher
8	232203	9010	5/21/2004	51000	Quit Claim Deed - sale to LLC
8	232203	9114	1/29/2004	80000	DOR Ratio - .25 and lower or 1.75 and higher
8	281710	0840	6/2/2005	65000	DOR Ratio - .25 and lower or 1.75 and higher
8	281721	0490	3/23/2004	62500	Per e-slip sale was tax deferred exchange - not typical sale
8	686220	0100	9/4/2004	25000	DOR Ratio - .25 and lower or 1.75 and higher



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Scott Noble
Assessor

MEMORANDUM

DATE: February 15, 2006

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2006 Revaluation for 2007 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr